

LOT 6
IN OR 423 PG 787
WILSON NECK HILLS PB 4/62

KISH DAVID JAMES & CHRISTINE T
PO BOX 762
YULEE, FL 32041-0762

2023

43-2N-27-4642-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

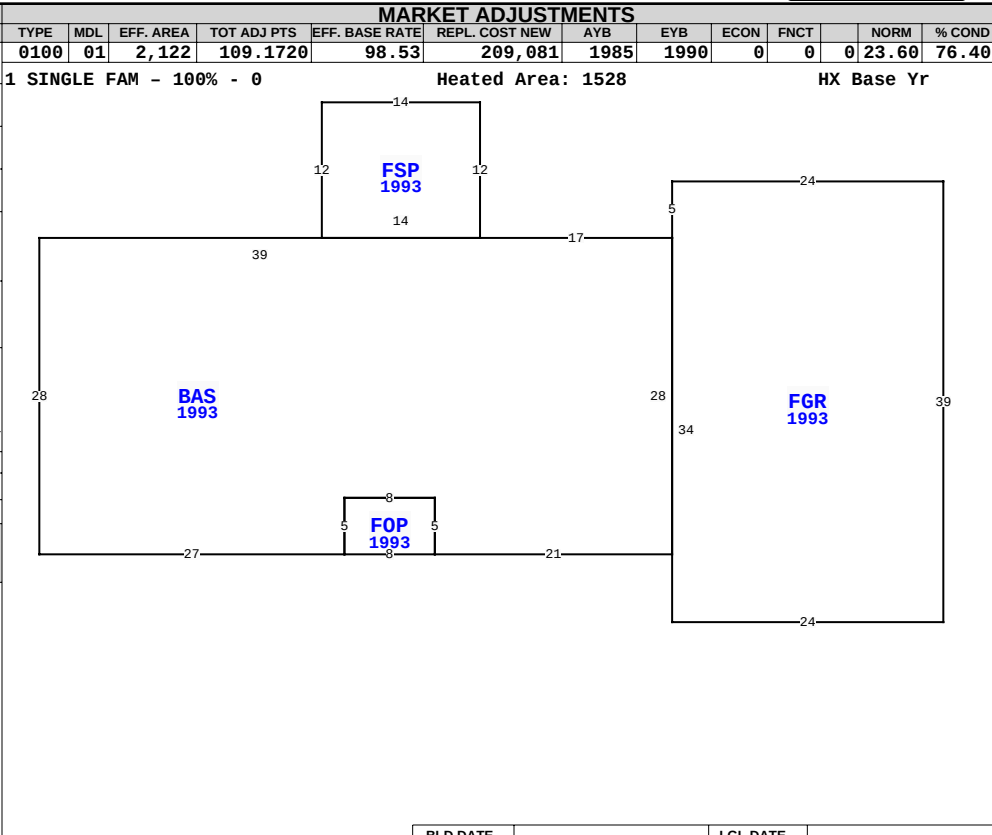
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	115,023
FGR	936	55	515	38,768
FOP	40	30	12	903
FSP	168	40	67	5,044

TOTALS	2,672		2,122	159,738
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	19	16	304.00	SF	10.00	10.00	100	1985
2	0812	CONCRETE C	0 100	0	0	1,548.00	SF	4.00	4.00	100	1985
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985
4	0351	CARPORT MT	0 100	30	26	780.00	SF	10.00	10.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



85351 WESLEY RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
12,169	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
80,000.00	80,000.00	80,000									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	159,738		
TOTAL MARKET OB/XF VALUE	12,169		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	251,907		
SOH/AGL Deduction	128,060		
ASSESSED VALUE	123,847		
TOTAL EXEMPTION VALUE	HX HB VX		
BASE TAXABLE VALUE	68,847		
TOTAL JUST VALUE	251,907		
NCON VALUE	6,396		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	191,295		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24001	REPAIR/RRF	2,400	10/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0423/0787	6/01/1984	WD	Q	V		8,500	
GRANTOR:							
GRANTEE:							
0423/0785	6/01/1984	WD	Q	V		6,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W24 S5 BAS=[YR=1993] W17 FSP=[YR=1993] N12 W14 S12 E14\$ W39 S28 E27 FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E8 S5 E21 N28\$ S34 E24 N39\$.											