LOT 20
WILSON NECK HILLS PB 4/62

DOWNING KAYLA
96301 RIDEWOOD CIR
FERNANDINA BEACH, FL 32034

2023

43-2N-27-4642-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

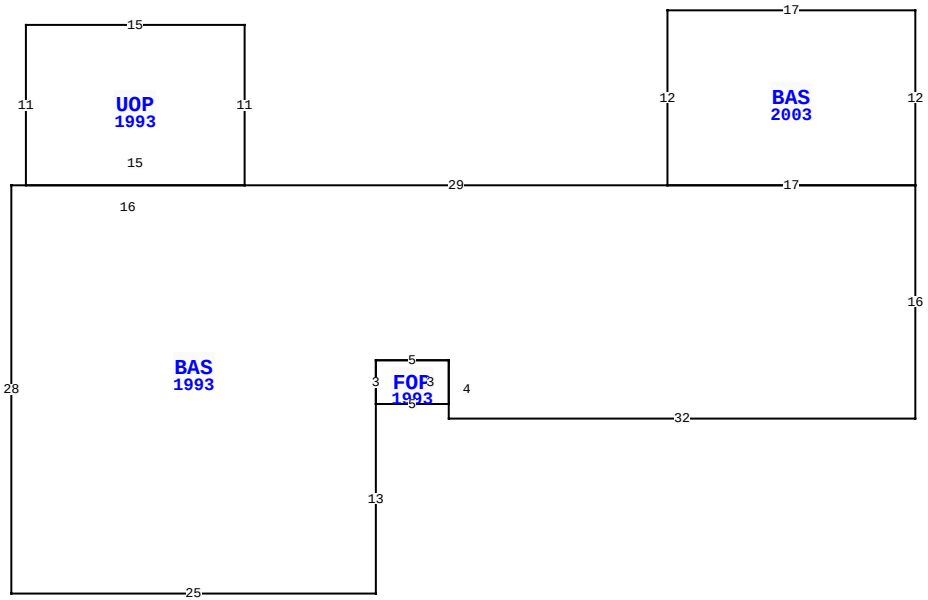
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,272	100	1,272	87,578
BAS	204	100	204	14,046
FOP	15	30	4	276
UOP	165	20	33	2,272
TOTALS	1,656		1,513	104,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,513	91.0860	82.21	124,384	1986	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 0% - 0 Heated Area: 1476 HX Base Yr



85105 WESLEY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	104,172
TOTAL MARKET OB/XF VALUE	4,619
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	188,791
SOH/AGL Deduction	31,298
ASSESSED VALUE	157,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,493
TOTAL JUST VALUE	188,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1391	4/12/2023	WD	Q	I	01	100
GRANTOR: BELL JAMES & SHERRY						
GRANTEE: DOWNING KAYLA						
2631/157	4/12/2023	WD	Q	I	01	155,000
GRANTOR: BELL JAMES GREGORY &						
GRANTEE: DOWNING KAYLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 S12 BAS=[YR=1993] W29 UOP=[YR=1993] N11 W15 S11 E15 $ W16 S28 E25 N13 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S4 E32 N16 W17 $ E17 N12 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	12	22	264.00	SF	30.00	30.00	100	1988	1988	3	20	1,584	
2	0350	CARPORT WD	0	0	16	22	352.00	SF	13.00	13.00	100	1988	1988	3	20	915	
3	1242	WD DECK A	0	0	4	24	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
4	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1990	1990	3	20	772	
5	0810	CONCRETE A	0	0	0	0	299.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,156	

LAND DESCRIPTION

TOTAL OB/XF 4,619

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/26/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS