LOT 21
WILSON NECK HILLS PB 4/62

**STRICKLAND CHRISTOPHER A**
85073 WESLEY RD
YULEE, FL 32097

**2023**

**43-2N-27-4642-0021-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |

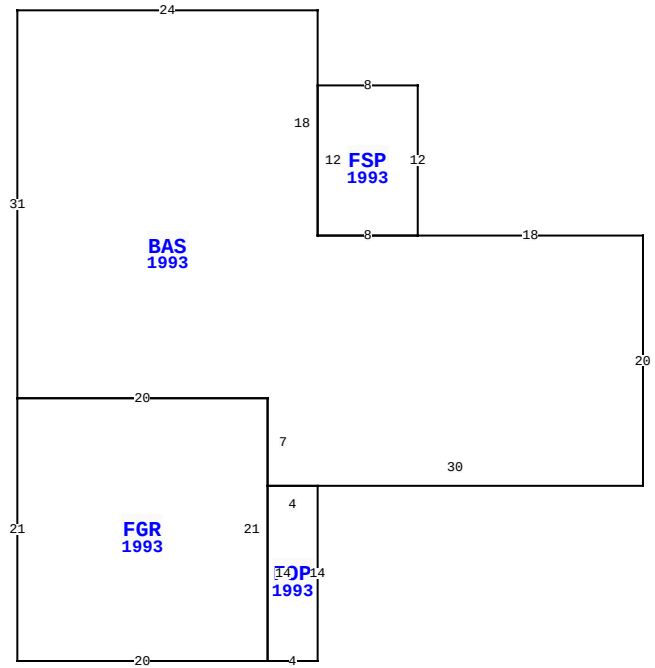
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,292 | 100 | 1,292 | 93,369 |
| FGR | 420 | 55 | 231 | 16,694 |
| FOP | 56 | 30 | 17 | 1,229 |
| FSP | 96 | 40 | 38 | 2,746 |
| TOTALS | 1,864 | | 1,578 | 114,038 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,578 | 102.0000 | 92.06 | 145,271 | 1979 | 1979 | 0 | 0 | 0 | 21.50 | 78.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1292 HX Base Yr 2021




85073 WESLEY RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 114,038 |
| TOTAL MARKET OB/XF VALUE | | 1,621 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 195,659 |
| SOH/AGL Deduction | | 55,063 |
| ASSESSED VALUE | | 140,596 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 90,596 |
| TOTAL JUST VALUE | | 195,659 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,115 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2332/0465 | 1/14/2020 | WD | Q | I | 01 | 132,500 |
| GRANTOR: HERRIN MATHEW | | | | | | |
| GRANTEE: STRICKLAND CHRISTOP | | | | | | |
| 0294/0317 | 6/01/1979 | WD | Q | V | | 7,700 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N12 W8 S12 E8$ W8 N18 W24 S31 FGR=[YR=1993] S21 E20 N21W20$ E20 S7 FOP=[YR=1993] S14 E4 N14W4$ E30 N20$ .

## 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 | 100 | 10 | 20 | 200.00 | SF | 20.10 | 20.10 | 100 | 1985 | 1985 | 3 | 20 | 804 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 8 | 16 | 128.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 333 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 18 | 24 | 432.00 | SF | 5.60 | 5.60 | 100 | 1999 | 1999 | 3 | 20 | 484 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,621

| 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 | 000110 | C | SFR RURAL | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 07/11/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS