

TRACT 3
IN OR 2092/62
WILSON NECK HILLS 2 UNR

WADE JACKSON E III & DANIELLE
85252 WESLEY ROAD
YULEE, FL 32097

2023

43-2N-27-4643-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

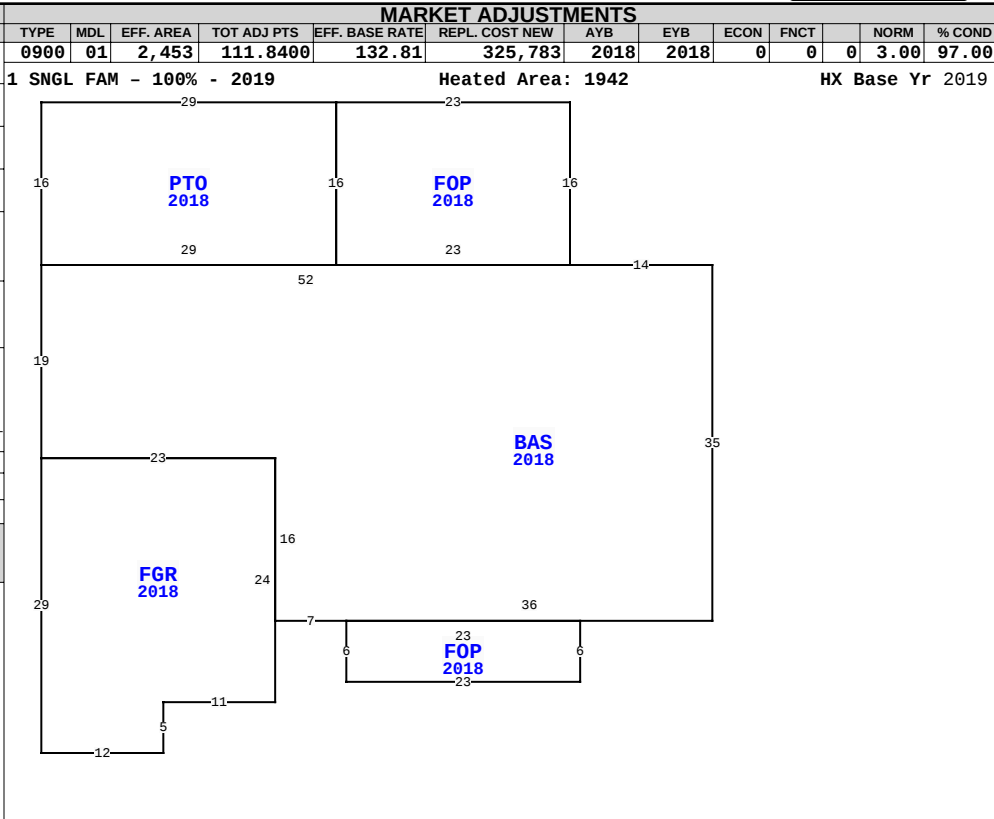
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
DAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1,942	250,179
FGR	612	55	337	43,414
FOP	138	30	41	5,282
FOP	368	30	110	14,171
PTO	464	5	23	2,963

TOTALS	3,524		2,453	316,010
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1127	BRICK 8"	0	100	12	4	48.00	SF	11.00	11.00	
2	0812	CONCRETE C	0	100	0	0	2,385.00	SF	4.00	4.00	
3	0812	CONCRETE C	0	100	0	0	2,745.00	SF	4.00	4.00	

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



85252 WESLEY RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		343,335	
TOTAL MARKET OB/XF VALUE		20,632	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		443,967	
SOH/AGL Deduction		134,937	
ASSESSED VALUE		309,030	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		259,030	
TOTAL JUST VALUE		443,967	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006341	CO ISSUED	0	06/20/2018
18007139	GARAGE	57,360	01/01/2018
B1709600	NEW CONSTR	261,099	10/30/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2092/0062	12/22/2016	WD	Q	V	01
GRANTOR: GRAY DAVID J & SHELLY					
GRANTEE: WADE JACKSON E III					
2010/1567	10/21/2015	WD	Q	V	01
GRANTOR: SCHELL FREDERICK R &					
GRANTEE: GRAY DAVID J & SHEL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W14 FOP=[YR=2018] N16 W23 PTO=[YR=2018] W29 S16 E29 N16\$ S16 E23\$ W52 S19 FGR=[YR=2018] S29 E12 N5 E11 N24 W23\$ E23 S16 E7 FOP=[YR=2018] S6 E23 N6 W23\$ E36 N35 \$.											

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