TRACT 4
IN OR 1798/527
WILSON NECK HILLS 2 UNR

GRAHAM LYNDA RENEE
85224 WESLEY ROAD
YULEE, FL 32097

2023

43-2N-27-4643-0004-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	35	. 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

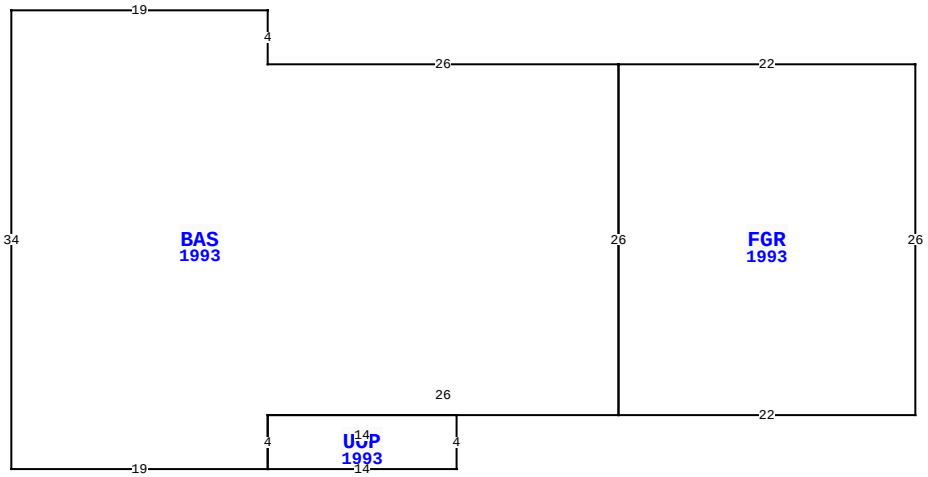
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1,322	120,752
FGR	572	55	315	28,772
UOP	56	20	11	1,004
TOTALS	1,950		1,648	150,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	145.0000	130.86	215,657	1978	1978	0	0	0	30.20	69.80

1 SINGLE FAM – 100% - 2013 Heated Area: 1322 HX Base Yr 2013



85224 WESLEY RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,529
TOTAL MARKET OB/XF VALUE		3,546
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		234,075
SOH/AGL Deduction		118,590
ASSESSED VALUE		115,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,485
TOTAL JUST VALUE		234,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1798/0527	6/15/2012	WD	Q	I	02	135,500
GRANTOR: MCDANIEL JOANN M						
GRANTEE: BRADDOCK LYNDA R						
0261/0298	3/01/1978	WD	Q	V		6,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N4 W19 S34 E19 UOP=[YR=1993] E14 N4 W14S4$ N4 E26 FGR=[YR=1993] E22 N26 W22S26$ N26$.

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	0811	CONCRETE B	0	100	0	0	380.00	SF	5.20	5.20	100	1980	1980	3	35	692	
2	0811	CONCRETE B	0	100	0	0	300.00	SF	5.20	5.20	100	1980	1980	3	35	546	
3	0940	SHEDS/PORT	0	100	0	0	84.00	SF	20.10	20.10	100	1980	1980	3	20	338	
4	0811	CONCRETE B	0	100	0	0	140.00	SF	5.20	5.20	100	1980	1980	3	35	255	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 3,546

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	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 07/13/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS