TRACT 5
IN OR 937/485
WILSON NECK HILLS 2 UNR

HAYES EDWARD B EST
C/O ALICE F HAYES, 85178 WESLEY ROAD
YULEE, FL 32097

2023

43-2N-27-4643-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

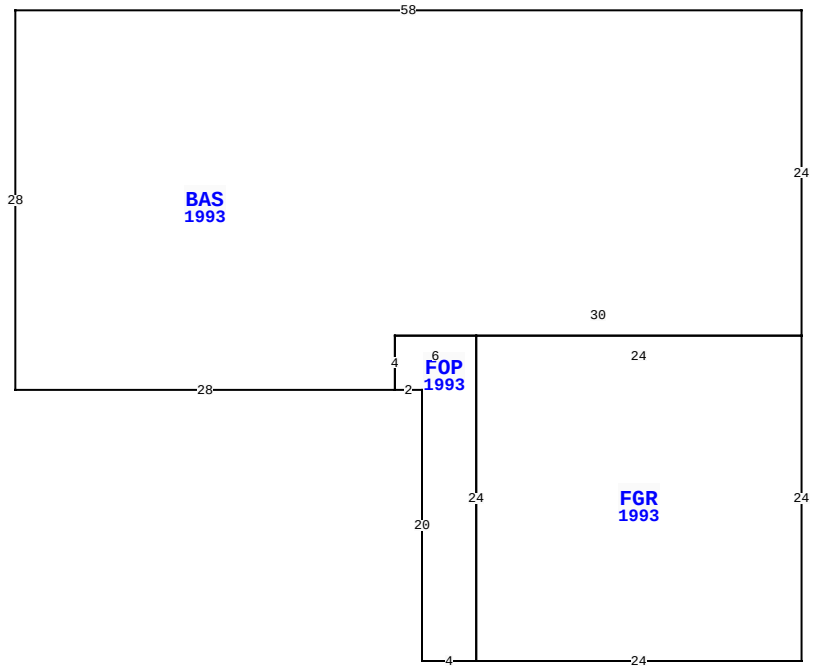
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,504	100	1,504	122,056
FGR	576	55	317	25,726
FOP	104	30	31	2,516
TOTALS	2,184		1,852	150,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	104.8600	94.64	175,273	1988	1993	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 0 Heated Area: 1504 HX Base Yr



85178 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		150,297
TOTAL MARKET OB/XF VALUE		19,047
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		249,344
SOH/AGL Deduction		121,511
ASSESSED VALUE		127,833
TOTAL EXEMPTION VALUE	HX HB WX DX	60,000
BASE TAXABLE VALUE		67,833
TOTAL JUST VALUE		249,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R023870	REPAIR/RRF	1,000	01/01/2002
B018575	FOUNDATION	2,300	07/01/2001
5459	NEW CONSTR	1,800	10/24/1988
2737	H/AC	2,450	09/27/1988
3123	NEW CONSTR	1,250	07/11/1988
4852	NEW CONSTR	57,352	04/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0937/0485	6/21/2000	WD	Q	I		98,600
GRANTOR: SAYLOR ROY L & BEVER						
GRANTEE: HAYES EDWARD B						
0588/0156	1/12/1990	WD	Q	V		13,000
GRANTOR: MCDANIEL VERNON & J						
GRANTEE: SALLETTE SAM & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S28 E28 FOP=[YR=1993] E2 S20 E4
FGR=[YR=1993] E24 N24 W24 S24 $ N24 W6 S4 $ N4 E30 N24 $.

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	14	24	336.00	SF	20.10	20.10	100	1988	1988	3	20	1,351	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	1996	1996	3	20	360	
4	0812	CONCRETE C	0	100	0	0	2,421.00	SF	4.00	4.00	100	1997	1997	3	75	7,263	
5	1242	WD DECK A	0	100	32	16	512.00	SF	10.00	10.00	100	1995	1995	3	20	1,024	
6	0752	USP	0	100	10	10	64.00	SF	15.00	15.00	100	2001	2001	3	30	288	
7	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	32	6,451	

LAND DESCRIPTION

TOTAL OB/XF 19,047

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS