

TRACT 8
IN OR 1855/1015
WILSON NECK HILLS 2 UNR

FERRANTE NICHOLAS & SHANTEL
85110 WESLEY RD
YULEE, FL 32097

2023

43-2N-27-4643-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	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	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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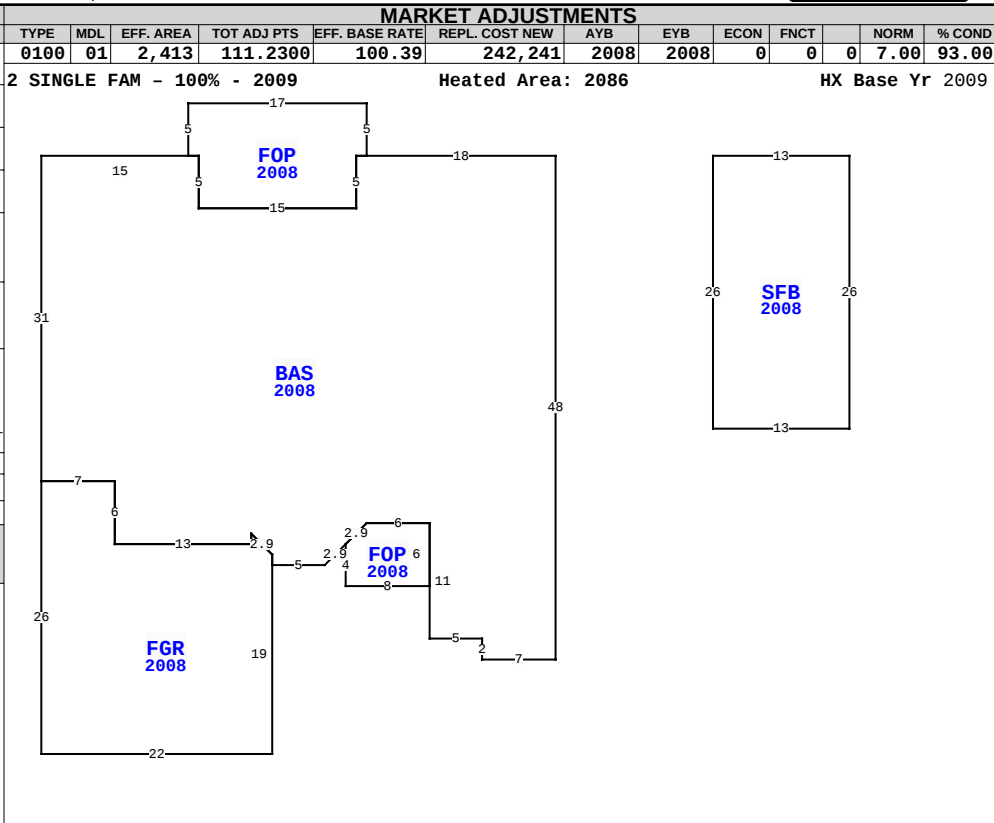
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	169,546
FGR	482	55	265	24,741
FOP	46	30	14	1,307
FOP	160	30	48	4,482
SFB	338	80	270	25,208

TOTALS	2,842	2,413	225,284
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0200	BARN WD 0-	0 100	36	24	864.00	SF	15.00	15.00	100	1989
2	0861	POOL GUNIT	0 100	0	0	465.00	SF	85.00	85.00	100	2019
3	0855	CONC PAVER	0 100	0	0	582.00	SF	10.00	10.00	100	2019
4	0812	CONCRETE C	0 100	0	0	1,904.00	SF	4.00	4.00	100	2019
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019
6	0476	VF 6 SBPL	0 100	0	0	92.00	LF	32.00	32.00	100	2019

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



85110 WESLEY RD, YULEE	BLD DATE 09/16/2020 KKA	LGL DATE 09/16/2020 KKA	AG DATE 09/16/2020 KKA
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TOTAL OB/XF											
56,054											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			225,284
TOTAL MARKET OB/XF VALUE			56,054
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			361,338
SOH/AGL Deduction			151,947
ASSESSED VALUE			209,391
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			159,391
TOTAL JUST VALUE			361,338
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009280	SWIM POOL	43,000	08/28/2019
M13238	MECH OTHER	0	08/01/2007
E19632	ELEC OTHER	7,500	07/01/2007
P12541	OTHER	0	07/01/2007
C20143	CO ISSUED	187,440	06/01/2007
R10505	REPAIR/RRF	6,000	06/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1855/1015	5/01/2013	QC U	I	11	100
GRANTOR: FERRANTE SHANTEL L &					
GRANTEE: FERRANTE NICHOLAS &					
1493/1396	4/19/2007	QC U	I	06	100
GRANTOR: RAULERSON NELLIE L					
GRANTEE: HOLTON SHANTEL L &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W18 FOP=[YR=2008] N5 W17 S5 E1 S5 E15 N5 E1S W1 S5 W15 N5 W15 S31 FGR=[YR=2008] S26 E22 N19 U2 L2 S1 W13 N6 W7\$ E7 S6 E13 N1 D2 R2 S1 E5 U2 R2 FOP=[YR=2008] S4 E8 N6 W6 D2 L2 \$ U2 R2 E6 S11 E5 S2 E7 N48\$ PTR=E15 SFB=[YR=2008] E13 S26 W13 N26\$ W15\$.											