TRACT 9
IN OR 1978/590
WILSON NECK HILLS 2 UNR

RAULERSON NELLIE LIVING TRUST/RAULERSON NELLIE L T
85062 WESLEY RD
YULEE, FL 32097

2023

43-2N-27-4643-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

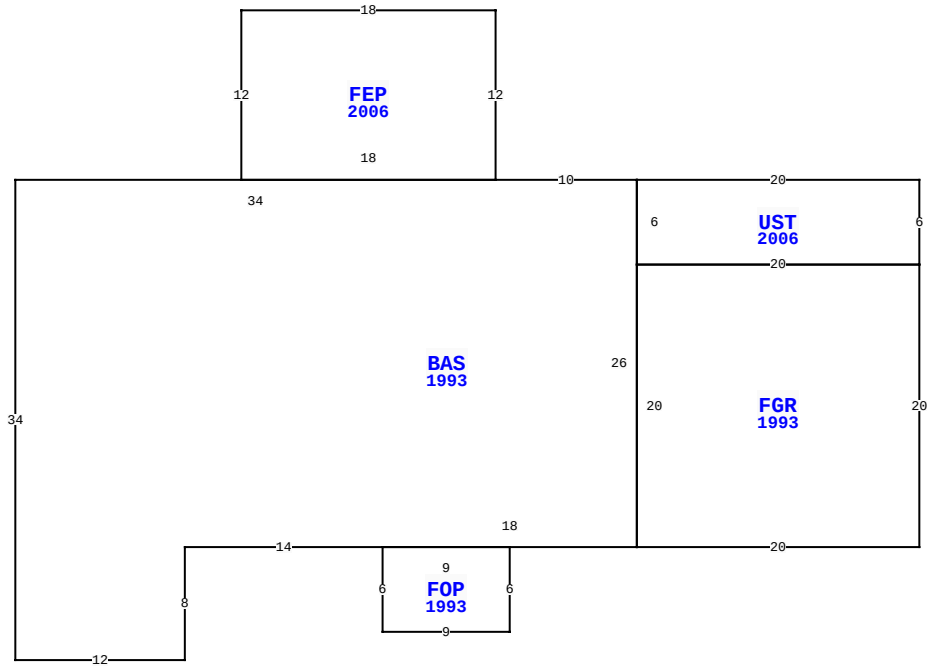
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,240	100	1,240	109,934
FEP	216	80	173	15,338
FGR	400	55	220	19,505
FOP	54	30	16	1,419
UST	120	45	54	4,788
TOTALS	2,030		1,703	150,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	113.9000	102.79	175,051	1989	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 0 Heated Area: 1240 HX Base Yr



85062 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		150,981
TOTAL MARKET OB/XF VALUE		14,318
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		245,299
SOH/AGL Deduction		126,717
ASSESSED VALUE		118,582
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		63,582
TOTAL JUST VALUE		245,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1978/0590	5/05/2015	WD	U	I	11	100

GRANTOR: RAULERSON NELLIE L

GRANTEE: RAULERSON NELLIE LI

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2006] W20 BAS=[YR=1993] W10 FEP=[YR=2006] N12 W18 S12 E18$ W34 S34 E12 N8 E14 FOP=[YR=1993] S6 E9 N6 W9$ E18 FGR=[YR=1993] E20 N20 W20 S20$ N26$ S6 E20 N6$.

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
2	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	100	1988	1988	3	20	6,720	
3	0810	CONCRETE A	0	100	21	12	252.00	SF	6.50	6.50	100	1988	1988	3	57	934	
4	0812	CONCRETE C	0	100	0	0	1,800.00	SF	4.00	4.00	100	1989	1989	3	59.5	4,284	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 14,318

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