BLOCK 4 LOT 5
IN OR 1599/1996
WILSON NECK LANDING 2 PB 4/72

KELLY ALAN E & SANDRA D
85266 FAYE RD
YULEE, FL 32097

2023

43-2N-27-4648-0004-0050

BUILDING CHARACTERISTICS

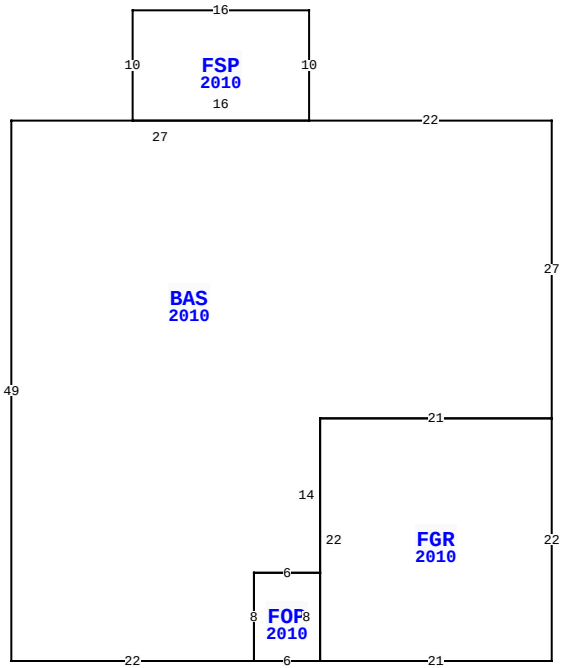
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,891	100	1,891	204,408
FGR	462	55	254	27,456
FOP	48	30	14	1,513
FSP	160	40	64	6,918
TOTALS	2,561		2,223	240,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,223	127.6891	115.24	256,179	2010	2010	0	0	0	6.20	93.80

1 SINGLE FAM – 100% - 2011 Heated Area: 1891 HX Base Yr 2011



85266 FAYE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,296
TOTAL MARKET OB/XF VALUE		7,140
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		327,436
SOH/AGL Deduction		182,594
ASSESSED VALUE		144,842
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,842
TOTAL JUST VALUE		327,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22372	CO ISSUED	0	08/01/2010
G01543	GAS	1,000	06/01/2010
E22720	ELEC OTHER	0	06/01/2010
M15398	H/AC	0	06/01/2010
P14323	OTHER	0	06/01/2010
R11811	REPAIR/RRF	3,000	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1599/1996	1/08/2009	QC	U	I	11	100
GRANTOR: BREWER CLARENCE ROBER						
GRANTEE: KELLY ALAN E & SAND						
0698/1805	2/23/1994	WD	U	V	10	6,900
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: BREWER CLARENCE & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W22 FSP=[YR=2010] N10 W16 S10 E16$ W27 S49 E22 FOP=[YR=2010] E6 FGR=[YR=2010] E21 N22 W21 S22$ N8 W6 S8$ N8 E6 N14 E21 N27$.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1994	1994	3	23	3,864	
4	0810	CONCRETE A	0	100	0	0	472.00	SF	6.50	6.50	100	2010	2010	3	92	2,823	
5	1127	BRICK 8"	0	100	14	3	42.00	SF	11.00	11.00	100	2010	2010	3	98	453	

LAND DESCRIPTION

TOTAL OB/XF 7,140

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	000000	C	VAC RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS