LOT 4
IN OR 943/813
WILSON NECK HILLS PB 4/62

KELLEY SANDRA C & CHRISTOPHER
85338 WESLEY ROAD
YULEE, FL 32097

2024

43-2N-27-4642-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

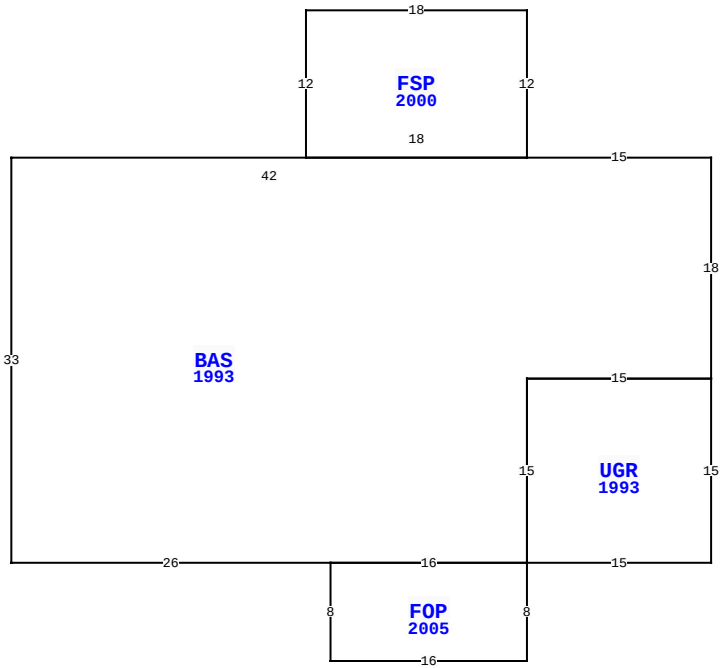
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1,656	138,744
FOP	128	30	38	3,183
FSP	216	40	86	7,206
UGR	225	45	101	8,462
TOTALS	2,225		1,881	157,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,881	118.3840	112.46	211,537	1988	1988	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1656 HX Base Yr 2001



85338 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		182,340
TOTAL MARKET OB/XF VALUE		35,722
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		298,062
SOH/AGL Deduction		127,375
ASSESSED VALUE		170,687
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,687
TOTAL JUST VALUE		298,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515285	GARAGE	6,480	05/01/2005
B0209198	GARAGE	10,808	01/07/2002
R02821	REPAIR/RRF	1,800	11/01/2000
4320	N/A	54,663	08/25/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0943/0813	8/03/2000	WD	Q	I		124,000
GRANTOR: HASPEL JEFFERY W & SH						
GRANTEE: KELLEY SANDRA C & C						
0488/0543	4/01/1986	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=2000] N12 W18 S12 E18 $ W42 S33 E26 FOP=[YR=2005] S8 E16 N8 UGR=[YR=1993] E15 N15 W15 S15 $ W16 $ E16 N15 E15 N18 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0201	BARN WD 10	0	100	24	12	288.00	SF	17.00	17.00	100	1995	1995	3	23	1,126	
3	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	100	1995	1995	3	20	552	
4	0510	GARAGE WD-	0	100	30	12	360.00	SF	29.75	29.75	100	2005	2005	3	40	4,284	
5	0812	CONCRETE C	0	100	0	0	8,000.00	SF	4.00	4.00	100	2005	2005	3	86	27,520	

LAND DESCRIPTION

TOTAL OB/XF 35,722

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

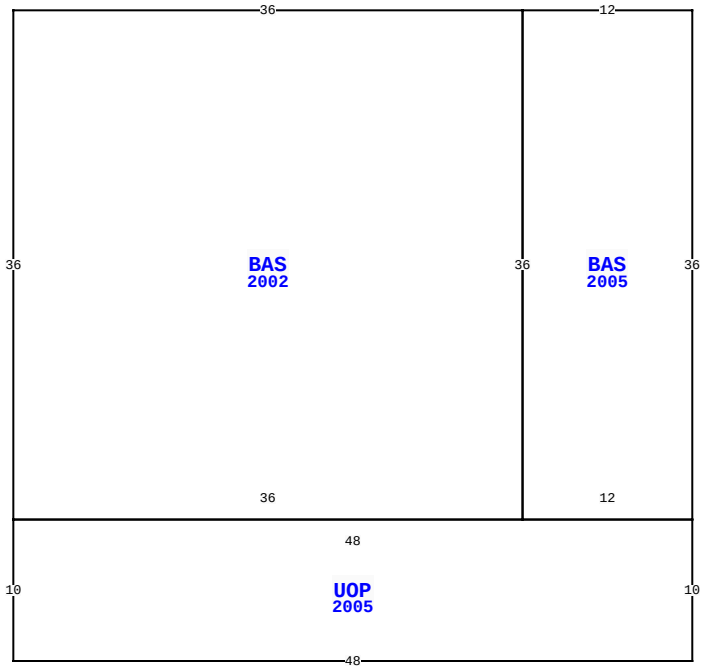
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	17,581
BAS	432	100	432	5,860
UOP	480	20	96	1,302
TOTALS	2,208		1,824	24,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,824	57.0000	19.95	36,389	2002	2002	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 2001 Heated Area: 1728 HX Base Yr 2001



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0488/0543	4/01/1986	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 BAS=[YR=2002] W36 S36 UOP=[YR=2005] S10 E48 N10 W48$ E36 N36$ S36 E12 N36$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS