

BROWNING CALVIN
85315 WESLEY ROAD
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	2,280	123.2000	92.40	210,672	1997	1997	0	0	0	60.00	40.00																	
Roof Structure	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2020										Heated Area: 2280										HX Base Yr 2020									
Roof Cover	12	MODULAR MT 100								76 30 BAS 1997 30 76																													
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 80																																					
Interior Floor	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																																					
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA																		04																		
NEIGHBORHOOD/LOC		4048.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,280	100	2,280	84,269																																			
TOTALS		2,280	2,280		84,269																																		
EXTRA FEATURES										85315 WESLEY RD, YULEE																													
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																						
1	0812	CONCRETE C	0	100	0	0	1,794.00	SF	4.00	4.00	100	1993	1993	3	66	4,736																							
2	0511	GARAGE CB-	0	100	24	32	768.00	SF	40.00	40.00	100	1994	1994	3	68	20,890																							
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																							
4	1242	WD DECK A	0	100	40	15	600.00	SF	4.00	4.00	100	1999	1999	3	20	480																							
5	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2001	2001	3	20	720																							
LAND DESCRIPTION																		TOTAL OB/XF 29,626																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000																						
REVIEW DATE 02/08/2022 BY NWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS																																							

VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		84,269		
TOTAL MARKET OB/XF VALUE		29,626		
TOTAL LAND VALUE - MARKET		160,000		
TOTAL MARKET VALUE		273,895		
SOH/AGL Deduction		105,055		
ASSESSED VALUE		168,840		
TOTAL EXEMPTION VALUE		HX HB	50,000	
BASE TAXABLE VALUE		118,840		
TOTAL JUST VALUE		273,895		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		273,002		
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
971942	MH MOVE-ON	0	10/01/1997	
94 0789	CHNGE SRVC	0	10/01/1994	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1999/1515	8/26/2015	QC U	I 11	100
GRANTOR: BROWNING REDDING				
GRANTEE: BROWNING CALVIN				
1418/1544	6/08/2006	WD Q	I	130,000
GRANTOR: FAIRCLOTH JAMES D & B				
GRANTEE: BROWNING REDDING				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1997] W76 S30 E76 N30\$.				