LOT 20
WILSON NECK HILLS PB 4/62

THREE BROOMSTICKS TRUST/DOWNING KAYLA EILEEN TRUST
85105 WESLEY RD
YULEE, FL 32097

2024

43-2N-27-4642-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

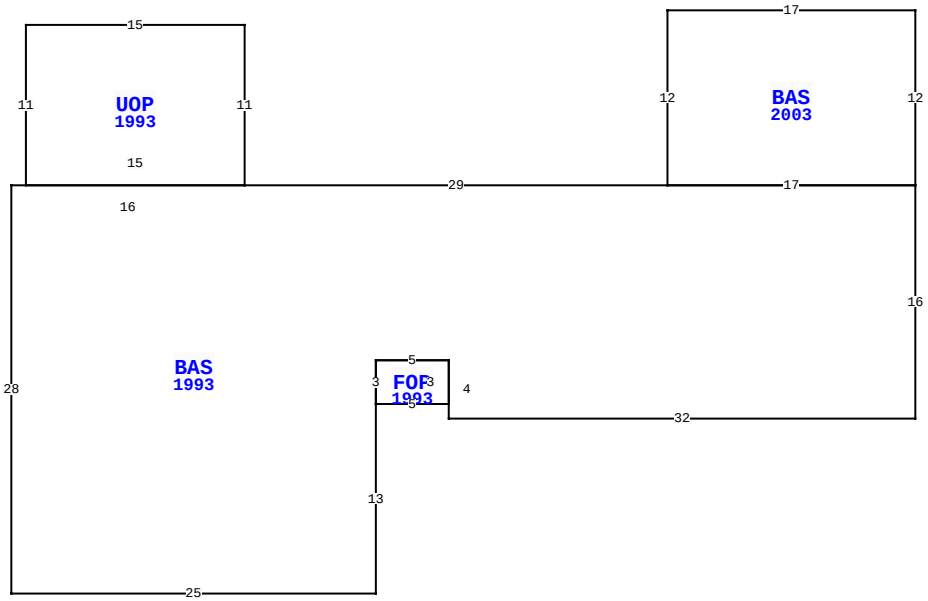
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	58,885
BAS	204	100	204	9,444
FOP	15	30	4	185
UOP	165	20	33	1,527
TOTALS	1,656		1,513	70,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,513	91.0860	86.53	130,920	1986	1986	0	0	30	16.50	53.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1476 HX Base Yr 2024



85105 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		70,042
TOTAL MARKET OB/XF VALUE		3,607
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		153,649
SOH/AGL Deduction		0
ASSESSED VALUE		153,649
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,649
TOTAL JUST VALUE		153,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003912	ADDITION OF 1 BED	53,345	04/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1987	4/09/2024	WD	U	I	11	100
GRANTOR: DOWNING KAYLA						
GRANTEE: THREE BROOMSTICKS T						
2633/1391	4/12/2023	WD	U	I	11	100
GRANTOR: BELL JAMES & SHERRY						
GRANTEE: DOWNING KAYLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 S12 BAS=[YR=1993] W29 UOP=[YR=1993] N11 W15 S11 E15 $ W16 S28 E25 N13 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S4 E32 N16 W17 $ E17 N12 $.

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	0940	SHEDS/PORT	0	100	12	22	264.00	SF	30.00	30.00	100	1988	1988	3	20	1,584	
2	0350	CARPORT WD	0	100	16	22	352.00	SF	13.00	13.00	100	1988	1988	3	20	915	
5	0810	CONCRETE A	0	100	0	0	299.00	SF	6.50	6.50	100	1989	1989	3	57	1,108	

LAND DESCRIPTION

TOTAL OB/XF 3,607

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	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 03/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS