

TRACT 4
IN OR 1798/527
WILSON NECK HILLS 2 UNR

GRAHAM LYNDA RENEE
85224 WESLEY ROAD
YULEE, FL 32097

2024

43-2N-27-4643-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD4 Adjustme	35	. 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

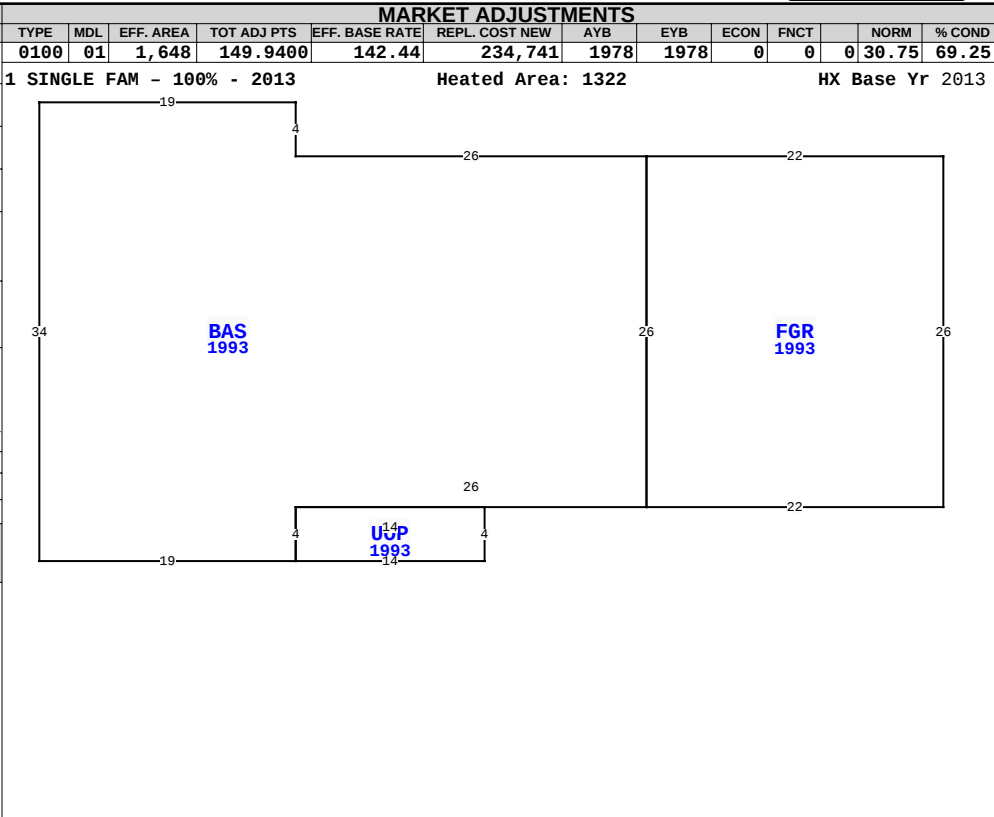
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1,322	130,402
FGR	572	55	315	31,072
UOP	56	20	11	1,085

TOTALS	1,950		1,648	162,558
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	380.00	SF	5.20	5.20	
2	0811	CONCRETE B	0	100	0	0	300.00	SF	5.20	5.20	
4	0811	CONCRETE B	0	100	0	0	140.00	SF	5.20	5.20	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



85224 WESLEY RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		162,558	
TOTAL MARKET OB/XF VALUE		3,014	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		245,572	
SOH/AGL Deduction		126,622	
ASSESSED VALUE		118,950	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		68,950	
TOTAL JUST VALUE		245,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006515	METAL BUILDING ON	84,737	05/31/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1798/0527	6/15/2012	WD	Q	I	02	135,500
GRANTOR: MCDANIEL JOANN M						
GRANTEE: BRADDOCK LYNDA R						
0261/0298	3/01/1978	WD	Q	V		6,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 N4 W19 S34 E19 UOP=[YR=1993] E14 N4 W14S4\$ N4 E26 FGR=[YR=1993] E22 N26 W22S26\$ N26\$.											