TRACT 5
IN OR 937/485
WILSON NECK HILLS 2 UNR

HAYES EDWARD B EST
C/O ALICE F HAYES, 85178 WESLEY ROAD
YULEE, FL 32097

2024

43-2N-27-4643-0005-0000

BUILDING CHARACTERISTICS

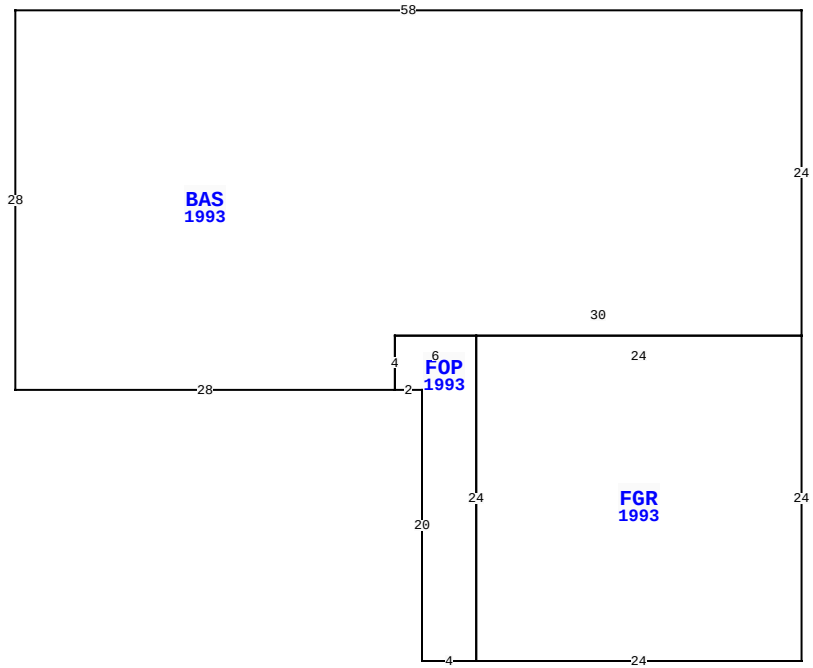
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,504	100	1,504	127,728
FGR	576	55	317	26,922
FOP	104	30	31	2,633
TOTALS	2,184		1,852	157,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	104.8600	99.62	184,496	1988	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 0 Heated Area: 1504 HX Base Yr



85178 WESLEY 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		157,283
TOTAL MARKET OB/XF VALUE		18,370
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		255,653
SOH/AGL Deduction		123,985
ASSESSED VALUE		131,668
TOTAL EXEMPTION VALUE	HX HB WX DX	60,000
BASE TAXABLE VALUE		71,668
TOTAL JUST VALUE		255,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R023870	REPAIR/RRF	1,000	01/01/2002
B018575	FOUNDATION	2,300	07/01/2001
5459	NEW CONSTR	1,800	10/24/1988
2737	H/AC	2,450	09/27/1988
3123	NEW CONSTR	1,250	07/11/1988
4852	NEW CONSTR	57,352	04/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0937/0485	6/21/2000	WD	Q	I		98,600
GRANTOR: SAYLOR ROY L & BEVER						
GRANTEE: HAYES EDWARD B						
0588/0156	1/12/1990	WD	Q	V		13,000
GRANTOR: MCDANIEL VERNON & J						
GRANTEE: SALLETTE SAM & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S28 E28 FOP=[YR=1993] E2 S20 E4
FGR=[YR=1993] E24 N24 W24 S24 $ N24 W6 S4 $ N4 E30 N24 $.

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	14	24	336.00	SF	20.10	20.10	100	1988	1988	3	20	1,351	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	1996	1996	3	20	360	
4	0812	CONCRETE C	0	100	0	0	2,421.00	SF	4.00	4.00	100	1997	1997	3	73	7,069	
5	1242	WD DECK A	0	100	32	16	512.00	SF	10.00	10.00	100	1995	1995	3	20	1,024	
6	0752	USP	0	100	10	10	64.00	SF	15.00	15.00	100	2001	2001	3	29	278	
7	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	30	6,048	

LAND DESCRIPTION

TOTAL OB/XF 18,370

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS