

FERRANTE NICHOLAS & SHANTEL
85110 WESLEY RD
YULEE, FL 32097

43-2N-27-4643-0008-0000

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 0 7.50 92.50										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0100 01 2,413 111.2300 105.67 254,982 2008 2008 0 0 0 7.50 92.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										2 SINGLE FAM - 100% - 2009 Heated Area: 2086 HX Base Yr 2009										BUILDING MARKET VALUE 235,858									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 54,700									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 80,000									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 370,558									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 154,885									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 215,673									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 165,673									
Bathrooms 2 100																				TOTAL JUST VALUE 370,558									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 361,338									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				19009280 SWIM POOL 43,000 08/28/2019									
MAP NUM MKT AREA 04																				M13238 MECH OTHER 0 08/01/2007									
NEIGHBORHOOD/LOC 4048.00																				E19632 ELEC OTHER 7,500 07/01/2007									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				P12541 OTHER 0 07/01/2007									
BAS 1,816 100 1,816 177,505																				C20143 CO ISSUED 187,440 06/01/2007									
FGR 482 55 265 25,903																				R10505 REPAIR/RRF 6,000 06/01/2007									
FOP 46 30 14 1,368																													
FOP 160 30 48 4,692																													
SFB 338 80 270 26,391																													
TOTALS 2,842 2,413 235,858																													
EXTRA FEATURES 85110 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 0200 BARN WD 0- 0 100 36 24 864.00 SF 15.00 15.00 100 1989 1989 3 20 2,592																													
2 0861 POOL GUNIT 0 100 0 0 465.00 SF 85.00 85.00 100 2019 2019 3 90 35,573																													
3 0855 CONC PAVER 0 100 0 0 582.00 SF 10.00 10.00 100 2019 2019 3 98 5,704																													
4 0812 CONCRETE C 0 100 0 0 1,904.00 SF 4.00 4.00 100 2019 2019 3 98 7,464																													
5 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2019 2019 3 95 570																													
6 0476 VF 6 SBPL 0 100 0 0 92.00 LF 32.00 32.00 100 2019 2019 3 95 2,797																													
LAND DESCRIPTION TOTAL OB/XF 54,700																													
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																													
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 09/16/2020 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																													