BLOCK 1 LOT 10
WILSON NECK LANDING 2 PB 4/72

SELLEY VIRGINIA MARIE L/E/
85399 FAYE ROAD
YULEE, FL 32097

2024

43-2N-27-4648-0001-0100

NASSAU COUNTY PROPERTY

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 80
Interior Floo	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

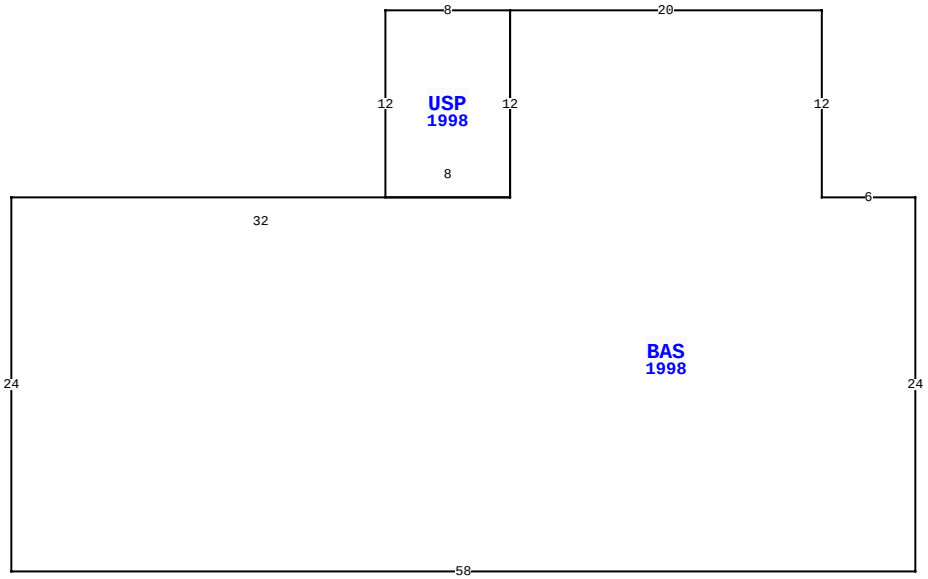
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	60,250
USP	96	50	48	1,772
TOTALS	1,728		1,680	62,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	117.2000	87.90	147,672	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 2024 Heated Area: 1632 HX Base Yr



85044 SARA 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	62,022
TOTAL MARKET OB/XF VALUE	4,191
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	146,213
SOH/AGL Deduction	0
ASSESSED VALUE	146,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,213
TOTAL JUST VALUE	146,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982127	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/70	5/09/2024	LE	U	I	11	100
GRANTOR: SELLEY VIRGINIA M						
GRANTEE: SELLEY-BUTLER CASEY						
1145/0653	6/16/2003	WD	U	I	10	100
GRANTOR: DAY JOHN L JR						
GRANTEE: WILLIAMS DORIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 USP=[YR=1998] W8 S12 E8 N12$ S12 W32 S24 E58 N24 W6 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	0	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	
2	1242	WD DECK A	0	0	0	0	78.00	SF	10.00	10.00	100	1997	1997	3	20	156	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 4,191

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS