



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	16	EPOXY STRP 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1993	1,338	98,963
BAS	1,791	100	1993	1,791	132,469
FGR	552	55	1993	304	22,485
FOP	138	30	1993	41	3,033
FST	312	55	1993	172	12,721
SFB	180	80	2005	144	10,651
SFB	493	80	2005	394	29,141
TOTALS	4,804			4,184	309,464

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,184	108.7680	108.77	455,094	1973	1980	0	0	0 32.00	68.00
1 SINGLE FAM - 100% - 0 Heated Area: 3667 HX Base Yr											
BLD DATE	05/04/2015						KK	LGL DATE			
XF DATE								LAND DATE	05/08/2025		
INC DATE								AG DATE	MLU		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		388,459	
TOTAL MARKET OB/XF VALUE		93,883	
TOTAL LAND VALUE - MARKET		840,955	
TOTAL MARKET VALUE		1,323,297	
SOH/AGL Deduction		897,512	
ASSESSED VALUE		425,785	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		370,063	
TOTAL JUST VALUE		1,323,297	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,261,017	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018256	NEW CONSTR	0	07/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/0824	12/05/2006	WD	U	I	07	100
GRANTOR: WILSON ARTHUR & LUCIL						
GRANTEE: WILSON ARTHUR & LUC						
1376/1588	12/28/2005	WD	Q	I	01	100
GRANTOR: WILSON ARTHUR & LUCIL						
GRANTEE: WILSON ARTHUR & LUC						

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W24 SFB=[YR=2005] N9 W20 SFB=[YR=2005] U5 L10 W27 S14 BAS=[YR=1993] S29 E18 S6 FOP=[YR=1993] S6 E23 N6 W23 \$ E23 N6 E16 FST=[YR=1993] S7 E24 N13 W24 S6 \$ N29 W57 \$ E37 N9 \$ S9 E20\$ S23 E24 N23 \$ PTR= E15 BAS=[YR=1993] E21 N18 E15 S57 W15 N16 W21 N23 \$W15 \$.											

EXTRA FEATURES										85151 ART WILSON LN, YULEE		XF DATE INC DATE		LAND DATE AG DATE		05/08/2025		ML	
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540			
2	0370	CHICKEN HS	0	0	500	30	15,000.00	SF	0.40	0.40	100	1970	1970	3	20	1,200			
3	0370	CHICKEN HS	0	0	500	36	18,000.00	SF	0.40	0.40	100	1980	1980	3	20	1,440			
4	0350	CARPORT WD	0	0	20	18	360.00	SF	13.00	13.00	100	1985	1985	3	20	936			
5	0510	GARAGE WD-	0	100	12	16	192.00	SF	28.00	28.00	100	1990	1990	3	20	1,075			
6	0861	POOL GUNIT	0	100	36	20	720.00	SF	85.00	85.00	100	1996	1996	3	20	12,240			
7	0845	KOOL DECK	0	100	0	0	834.00	SF	7.25	7.25	100	1996	1996	3	70	4,233			
8	0812	CONCRETE C	0	100	0	0	10,334.00	SF	4.00	4.00	100	2004	2004	3	83	34,309			
9	0370	CHICKEN HS	0	0	500	32	16,000.00	SF	0.40	0.40	100	1980	1980	3	20	1,280			
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000			

LAND DESCRIPTION										TOTAL OB/XF										64,253									
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	RES	100		OR	0.00	0.00	9.89	AC		1.00	1.00	1.00	85,000.00	85,000.00	840,650												
2	009630	C	SWAMP	100		OR	0.00	0.00	0.61	AC		1.00	1.00	1.00	500.00	500.00	305												

WILSON LVG TRUST/WILSON ARTHUR TRUTEE
85151 ART WILSON LANE
YULEE, FL 32097

42-2N-27-0000-0001-0020

[illegible]