

LOT 6
WILSON NECK HILLS PB 4/62

KISH DAVID JAMES & CHRISTINE T L/E/
PO BOX 762
YULEE, FL 32041-0762

2025

43-2N-27-4642-0006-0000



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	13	LVT/LAMMT 70
Interior Floo	08	SHT VINYL 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. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

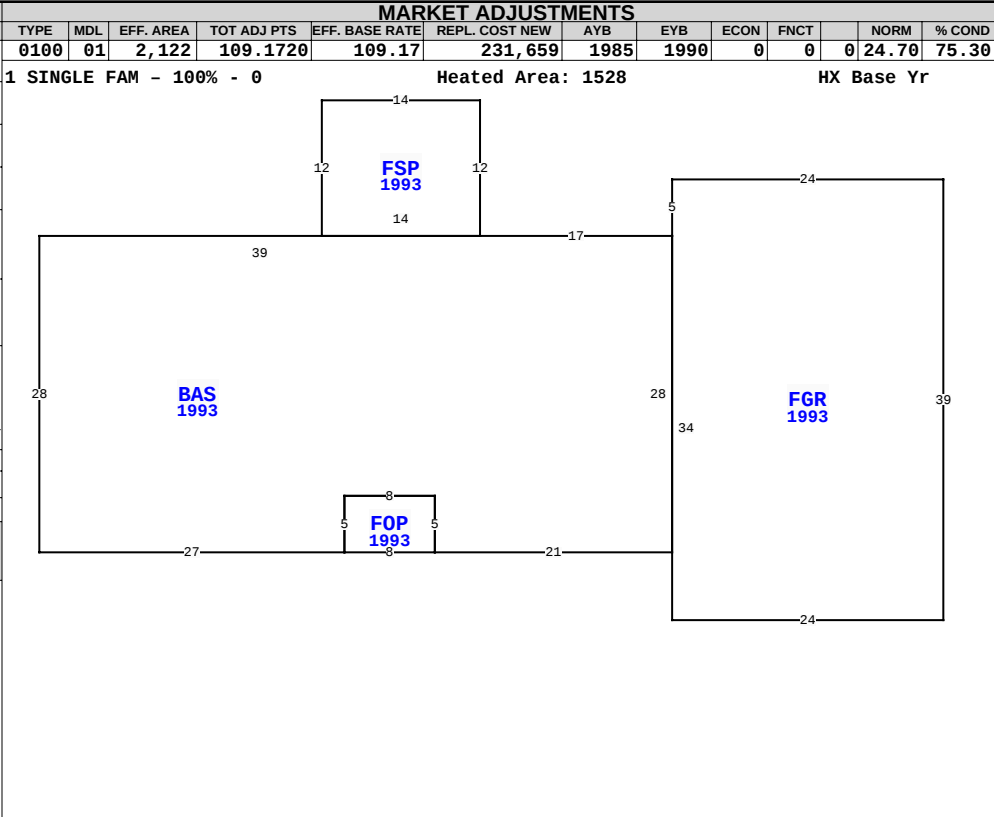
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,528	100	1993	1,528	125,609
FGR	936	55	1993	515	42,336
FOP	40	30	1993	12	986
FSP	168	40	1993	67	5,507
TOTALS	2,672			2,122	174,439

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0680	POLE SHED	0 100	19	16	304.00	SF	10.00	
2	0812	CONCRETE C	0 100	0	0	1,548.00	SF	4.00	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0351	CARPORT MT	0 100	30	26	780.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
11,064									

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11,064									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	174,439		
TOTAL MARKET OB/XF VALUE	11,064		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	270,503		
SOH/AGL Deduction	139,242		
ASSESSED VALUE	131,261		
TOTAL EXEMPTION VALUE	HX HB VX		
BASE TAXABLE VALUE	75,539		
TOTAL JUST VALUE	270,503		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	258,557		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24001	REPAIR/RRF	2,400	10/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2771/810	2/26/2025	LE U	I	11		100	
GRANTOR: KISH DAVID JAMES & CH							
GRANTEE: ROBINSON LAUREN ELI							
0423/0787	6/01/1984	WD Q	V			8,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 S5 BAS=[YR=1993] W17 FSP=[YR=1993] N12 W14 S12 E14\$ W39 S28 E27 FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E8 S5 E21 N28\$ S34 E24 N39\$.									