LOTS 9 & 10
WILSON NECK HILLS PB 4/62

PIERCE REBECCA W & BARRY J
85205 WESLEY ROAD
YULEE, FL 32097

2025

43-2N-27-4642-0009-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	02	Quality Level 02

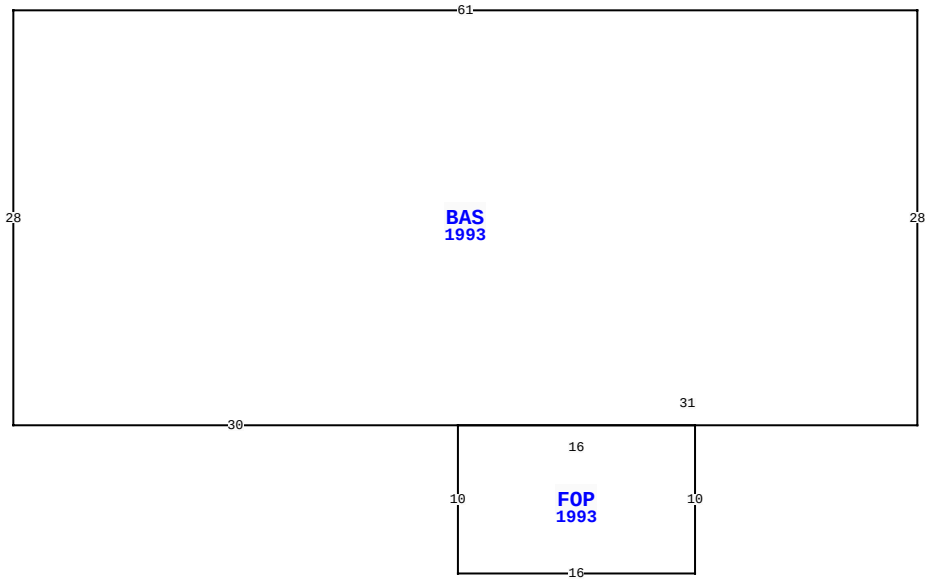
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1993	1,708	22,573
FOP	160	30	1993	48	634
TOTALS	1,868			1,756	23,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,756	82.6000	66.08	116,036	1983	1983	0	0	20	70.00	20.00

1 M/H 93- – 100% - 2021 Heated Area: 1708 HX Base Yr 2021



85205 WESLEY RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,207
TOTAL MARKET OB/XF VALUE		1,316
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		194,523
SOH/AGL Deduction		54,251
ASSESSED VALUE		140,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,550
TOTAL JUST VALUE		194,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0059	7/20/2020	WD	Q	I	01	133,000
GRANTOR: GARDELL ROSA MAE						
GRANTEE: PIERCE REBECCA W &						
0395/0682	8/01/1983	WD	Q	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S28 E30 FOP=[YR=1993] S10 E16 N10 W16 $ E31 N28 $.

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	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1980	1980	3	30	234	
2	0940	SHEDS/PORT	0	100	0	0	108.00	SF	20.10	20.10	100	1980	1980	3	20	434	
3	0351	CARPORT MT	0	100	18	18	324.00	SF	10.00	10.00	100	1999	1999	3	20	648	

LAND DESCRIPTION

TOTAL OB/XF 1,316

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	RES	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS