LOT 20
WILSON NECK HILLS PB 4/62

THREE BROOMSTICKS TRUST/DOWNING KAYLA EILEEN TRUST
85105 WESLEY RD
YULEE, FL 32097

2025

43-2N-27-4642-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

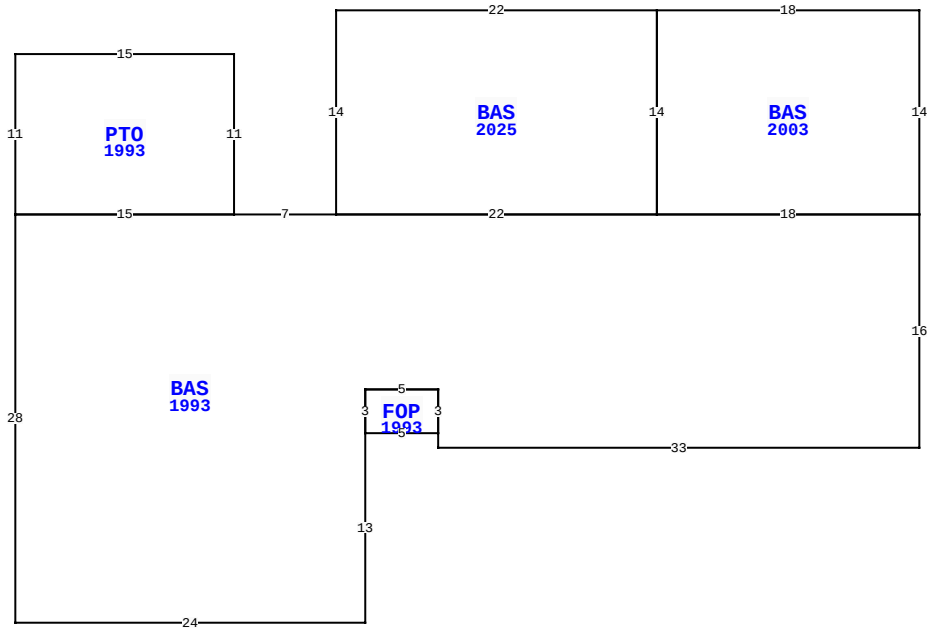
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	112,343
BAS	252	100	2003	252	22,468
BAS	308	100	2025	308	27,462
FOP	15	30	1993	4	356
PTO	165	5	1993	8	713
TOTALS	2,000			1,832	163,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	107.1000	107.10	196,207	1986	1986	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1820 HX Base Yr 2024



85105 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		163,342
TOTAL MARKET OB/XF VALUE		3,558
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		251,900
SOH/AGL Deduction		71,769
ASSESSED VALUE		180,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,409
TOTAL JUST VALUE		251,900
NCON VALUE		22,026
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003912	ADDITION OF 1 BED	53,345	04/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1987	4/09/2024	WD	U	I	11	100
GRANTOR: DOWNING KAYLA						
GRANTEE: THREE BROOMSTICKS T						
2633/1391	4/12/2023	WD	U	I	11	100
GRANTOR: BELL JAMES & SHERRY						
GRANTEE: DOWNING KAYLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-17,12] W22 W7 W15 S28 E24 N13 N3 E5 S3 S1 E33 N16 W18 $
BAS=[YR=2003;ORIG=1,-2] W18 S14 E18 N14 $
PTO=[YR=1993;ORIG=-46,12] N11 W15 S11 E15 $
FOP=[YR=1993;ORIG=-37,27] E5 N3 W5 S3 $
BAS=[YR=2025;ORIG=-39,12] E22 N14 W22 S14 $
.

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	100	12	22	264.00	SF	30.00	30.00	100	1988	1988	3	20	1,584	
2	0350	CARPORT WD	0	100	16	22	352.00	SF	13.00	13.00	100	1988	1988	3	20	915	
3	0810	CONCRETE A	0	100	0	0	299.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,059	

LAND DESCRIPTION

TOTAL OB/XF 3,558

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/10/2025 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS