LOT 21
WILSON NECK HILLS PB 4/62

STRICKLAND CHRISTOPHER A
85073 WESLEY RD
YULEE, FL 32097

2025

43-2N-27-4642-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

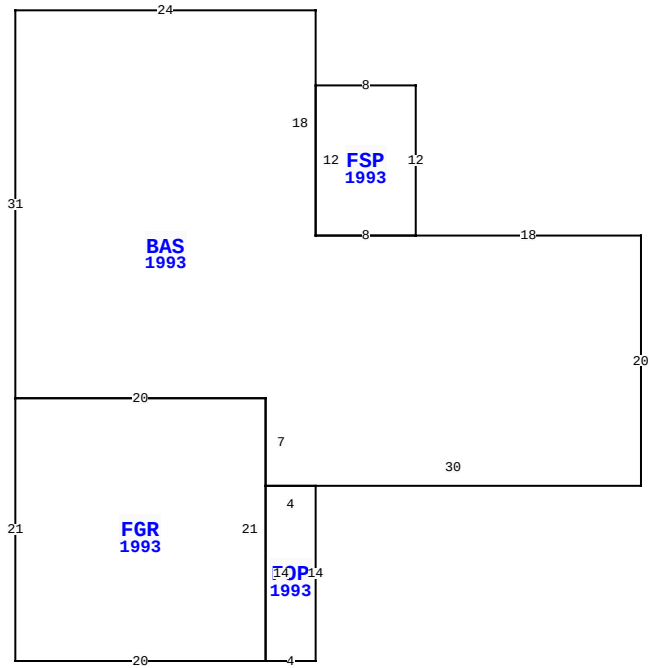
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,292	100	1993	1,292	102,133
FGR	420	55	1993	231	18,261
FOP	56	30	1993	17	1,344
FSP	96	40	1993	38	3,004
TOTALS	1,864			1,578	124,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	102.0000	102.00	160,956	1979	1979	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1292 HX Base Yr 2021



85073 WESLEY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,741
TOTAL MARKET OB/XF VALUE		1,621
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		211,362
SOH/AGL Deduction		62,348
ASSESSED VALUE		149,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,292
TOTAL JUST VALUE		211,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/0465	1/14/2020	WD	Q	I	01	132,500
GRANTOR: HERRIN MATHEW						
GRANTEE: STRICKLAND CHRISTOP						
0294/0317	6/01/1979	WD	Q	V		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N12 W8 S12 E8$ W8 N18 W24 S31 FGR=[YR=1993] S21 E20 N21W20$ E20 S7 FOP=[YR=1993] S14 E4 N14W4$ E30 N20$.

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	10	20	200.00	SF	20.10	20.10	100	1985	1985	3	20	804	
2	0350	CARPORT WD	0	100	8	16	128.00	SF	13.00	13.00	100	1990	1990	3	20	333	
3	0351	CARPORT MT	0	100	18	24	432.00	SF	5.60	5.60	100	1999	1999	3	20	484	

LAND DESCRIPTION

TOTAL OB/XF 1,621

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS