TRACT 1
IN OR 2106/1853
R433717 & R433718

MORGAN GARY D & DEBORAH ANN
85310 WESLEY ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

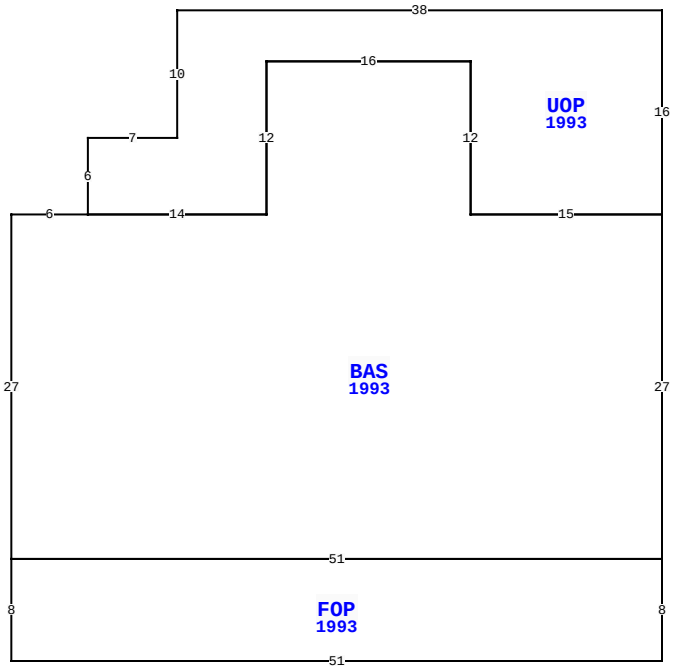
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,569	100	1993	1,569	106,284
FOP	408	30	1993	122	8,264
UOP	458	25	1993	114	7,723
TOTALS	2,435			1,805	122,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,805	141.1200	112.90	203,784	1990	2008	0	0	0	40.00	60.00

1 M/H 93- – 100% - 2020 Heated Area: 1569 HX Base Yr 2020



85310 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		122,270
TOTAL MARKET OB/XF VALUE		8,995
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		216,265
SOH/AGL Deduction		57,644
ASSESSED VALUE		158,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,899
TOTAL JUST VALUE		216,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6700	GARAGE	13,056	08/31/1990
8157	MH MOVE-ON	24,000	05/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/1853	3/02/2017	WD	Q	I	02	139,000
GRANTOR: CRANE ROBERT L & RUTH						
GRANTEE: MORGAN GARY D & DEB						
1208/1968	2/18/2004	WD	U	I	07	100
GRANTOR: CRANE ROBERT L & RUTH						
GRANTEE: CRANE ROBERT & RUTH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W38 S10 W7 S6 BAS=[YR=1993] W6 S27
FOP=[YR=1993] S8 E51 N8 W51 $ E51 N27 W15 N12 W16 S12 W14 $
E14 N12 E16 S12 E15 N16 $.

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	0201	BARN WD 10	0	100	0	0	1,536.00	SF	17.00	17.00	100	1991	1991	3	20	5,222	
2	0812	CONCRETE C	0	100	0	0	1,424.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,389	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2003	2003	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 8,995

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 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