TRACT 4
IN OR 1798/527
WILSON NECK HILLS 2 UNR

GRAHAM LYNDA RENEE
85224 WESLEY ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0004-0000

NASSAU COUNTY PROPERTY

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	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
BUD4 Adjustme	35	. 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

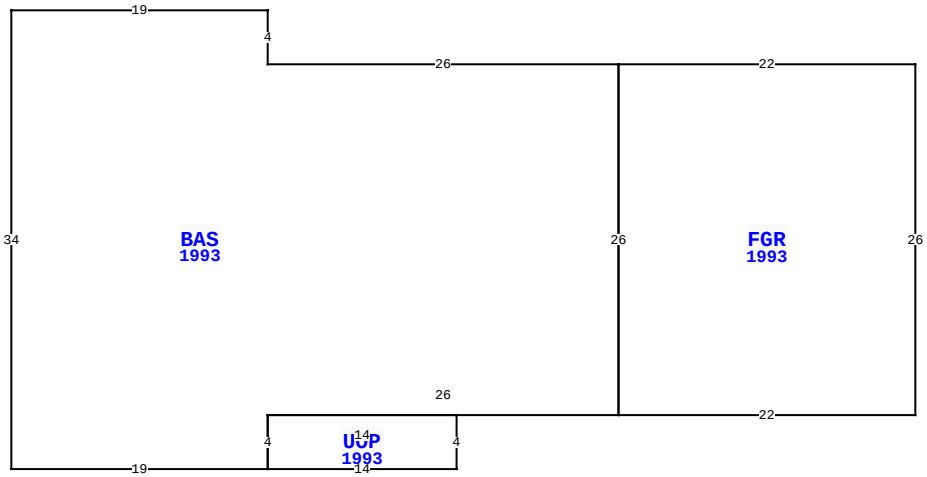
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1993	1,322	149,791
FGR	572	55	1993	315	35,692
UOP	56	20	1993	11	1,246
TOTALS	1,950			1,648	186,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	164.9340	164.93	271,805	1978	1978	0	0	0	31.30	68.70

1 SINGLE FAM – 100% - 2013 Heated Area: 1322 HX Base Yr 2013



85224 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		209,025
TOTAL MARKET OB/XF VALUE		8,778
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		302,803
SOH/AGL Deduction		152,492
ASSESSED VALUE		150,311
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,589
TOTAL JUST VALUE		302,803
NCON VALUE		27,911
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006515	MODULAR BLDG: 18X	84,737	05/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1798/0527	6/15/2012	WD	Q	I	02	135,500
GRANTOR: MCDANIEL JOANN M						
GRANTEE: BRADDOCK LYNDA R						
0261/0298	3/01/1978	WD	Q	V		6,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N4 W19 S34 E19 UOP=[YR=1993] E14 N4 W14S4$ N4 E26 FGR=[YR=1993] E22 N26 W22S26$ N26$.

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	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	1980	1980	3	30	936	
2	0811	CONCRETE B	0	100	0	0	300.00	SF	5.20	5.20	100	1980	1980	3	30	468	
3	0811	CONCRETE B	0	100	0	0	140.00	SF	5.20	5.20	100	1980	1980	3	30	218	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
5	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2025	2015		65	5,616	

LAND DESCRIPTION

TOTAL OB/XF 8,778

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

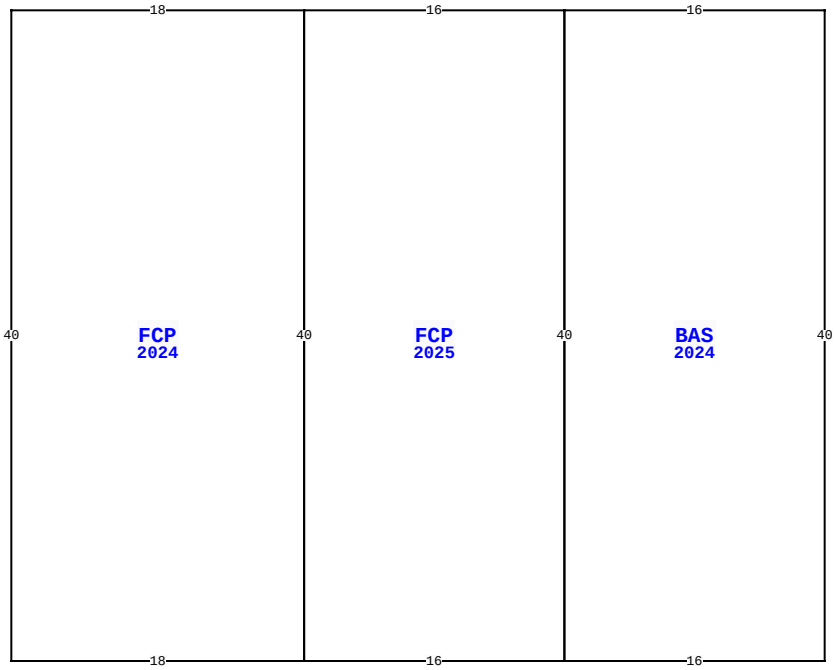
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2024	640	14,560
FCP	720	25	2024	180	4,095
FCP	640	25	2025	160	3,640
TOTALS	2,000			980	22,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	980	62.1000	22.98	22,520	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 640 HX Base Yr 2013



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GRANTEE: BRADDOCK LYNDA R						
0261/0298	3/01/1978	WD	Q	V		6,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=66,0] E16 S40 W16 N40 $
FCP=[YR=2024;ORIG=32,0] E18 S40 W18 N40 $
FCP=[YR=2025;ORIG=50,0] E16 S40 W16 N40 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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