TRACT 6
IN OR 1526/1323
R106489 & R106490

SAYLOR BEVERLY E & ROY L
PO BOX 91
WARTRACE, TN 37183-0091

2025

43-2N-27-4643-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

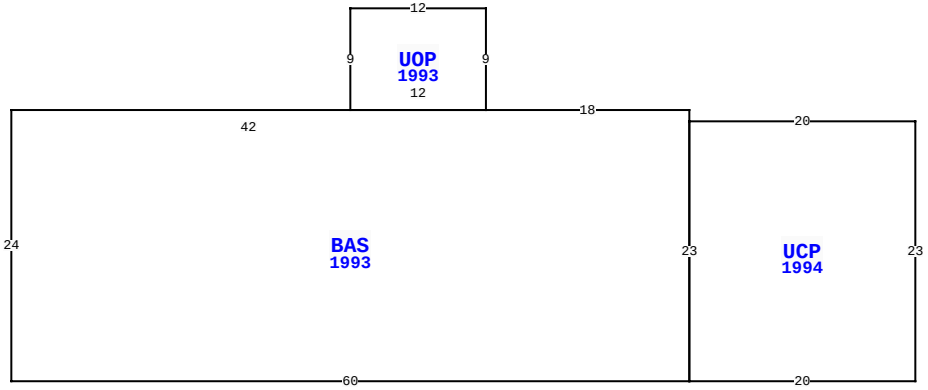
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,440	100	1993	1,440	32,210
UCP	460	20	1994	92	2,058
UOP	108	25	1993	27	604
TOTALS	2,008			1,559	34,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,559	93.2000	74.56	116,239	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr



85156 WESLEY RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,872
TOTAL MARKET OB/XF VALUE	624
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	120,496
SOH/AGL Deduction	36,280
ASSESSED VALUE	84,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,216
TOTAL JUST VALUE	120,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/1323	9/24/2007	WD	Q	I		82,500
GRANTOR: AMBER MARY H						
GRANTEE: SAYLOR BEVERLY E &						
1514/1977	7/25/2007	QC	Q	I	06	100
GRANTOR: HUSS ROBERT ETAL						
GRANTEE: AMBER MARY H						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1994] W20 BAS=[YR=1993] N1 W18 UOP=[YR=1993] N9 W12 S9 E12$ W42 S24 E60 N23$ S23 E20 N23$.

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	0300	BOAT DCK W	0	0	13	6	78.00	SF	40.00	40.00	100	1995	1995	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 624

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

REVIEW DATE 11/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS