

TRACT 8
IN OR 1855/1015
WILSON NECK HILLS 2 UNR

FERRANTE NICHOLAS & SHANTEL
85110 WESLEY RD
YULEE, FL 32097

2025

43-2N-27-4643-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

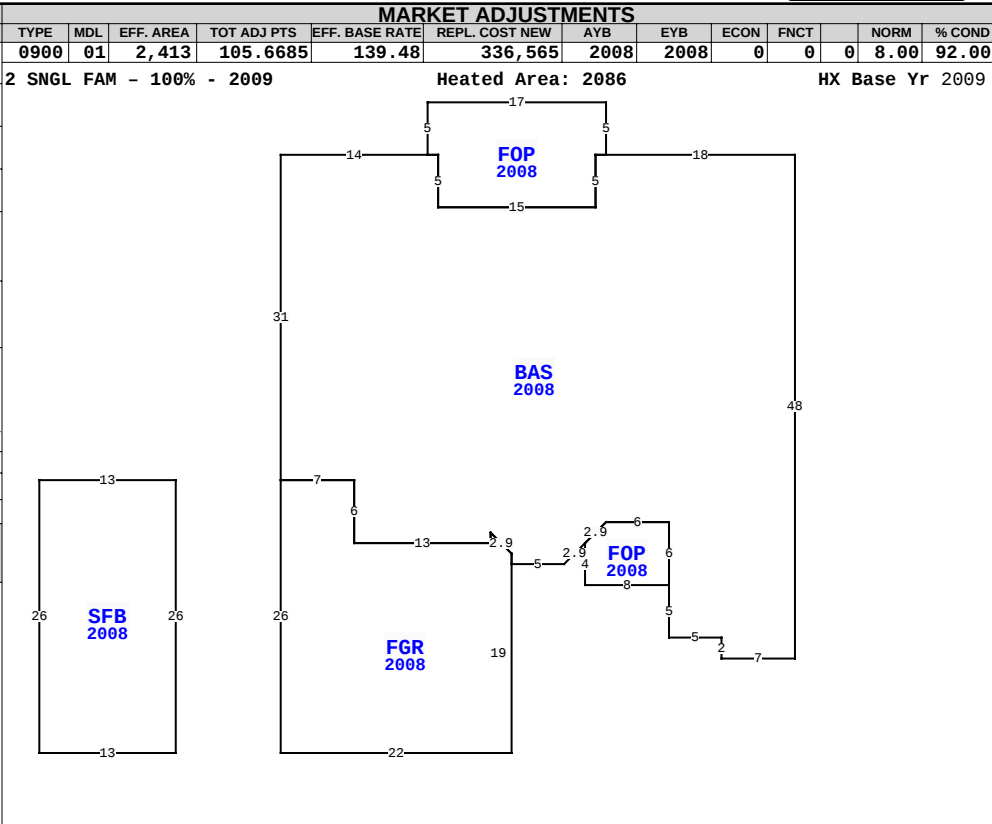
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2008	1,816	233,032
FGR	482	55	2008	265	34,005
FOP	46	30	2008	14	1,797
FOP	160	30	2008	48	6,159
SFB	338	80	2008	270	34,647

TOTALS	2,842			2,413	309,640
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0200	BARN WD 0-	0	100	36	24	864.00	SF	15.00	15.00	
2	0861	POOL GUNIT	0	100	0	0	465.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	582.00	SF	10.00	10.00	
4	0812	CONCRETE C	0	100	0	0	1,904.00	SF	4.00	4.00	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
6	0476	VF 6 SBPL	0	100	0	0	92.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	



85110 WESLEY RD, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0200	BARN WD 0-	0	100	36	24	864.00	SF	15.00	15.00	100	1989	1989	3	20	2,592	
2	0861	POOL GUNIT	0	100	0	0	465.00	SF	85.00	85.00	100	2019	2019	3	87	34,387	
3	0855	CONC PAVER	0	100	0	0	582.00	SF	10.00	10.00	100	2019	2019	3	97	5,645	
4	0812	CONCRETE C	0	100	0	0	1,904.00	SF	4.00	4.00	100	2019	2019	3	97	7,388	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
6	0476	VF 6 SBPL	0	100	0	0	92.00	LF	32.00	32.00	100	2019	2019	3	94	2,767	

TOTAL OB/XF											
53,343											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						309,640					
TOTAL MARKET OB/XF VALUE						53,343					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						447,983					
SOH/AGL Deduction						226,055					
ASSESSED VALUE						221,928					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						171,206					
TOTAL JUST VALUE						447,983					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						370,558					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009280	SWIM POOL	43,000	08/28/2019
M13238	MECH OTHER	0	08/01/2007
E19632	ELEC OTHER	7,500	07/01/2007
P12541	OTHER	0	07/01/2007
C20143	CO ISSUED	187,440	06/01/2007
R10505	REPAIR/RRF	6,000	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1855/1015	5/01/2013	QC	U	I	11	100	
GRANTOR: FERRANTE SHANTEL L &							
GRANTEE: FERRANTE NICHOLAS &							
1493/1396	4/19/2007	QC	Q	I	06	100	
GRANTOR: RAULERSON NELLIE L							
GRANTEE: HOLTON SHANTEL L &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008;ORIG=0,0] W18 W1 S5 W15 N5 W1 W14 S31 E7 S6 E13 N1 D2R2 S1 E5 U2R2 U2R2 E6 S6 S5 E5 S2 E7 N48 \$											
FGR=[YR=2008;ORIG=-49,31] S26 E22 N19 U2L2 S1 W13 N6 W7 \$											
SFB=[YR=2008;ORIG=-72,31] E13 S26 W13 N26 \$											
FOP=[YR=2008;ORIG=-18,0] N5 W17 S5 E1 S5 E15 N5 E1 \$											
FOP=[YR=2008;ORIG=-20,37] S4 E8 N6 W6 D2L2 \$											
PTR=[ORIG=0,0] E15 W15 \$											