

TRACT 9
IN OR 1978/590
WILSON NECK HILLS 2 UNR

RAULERSON NELLIE LIVING TRUST/RAULERSON NELLIE L T
85062 WESLEY RD
YULEE, FL 32097

2025

43-2N-27-4643-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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		

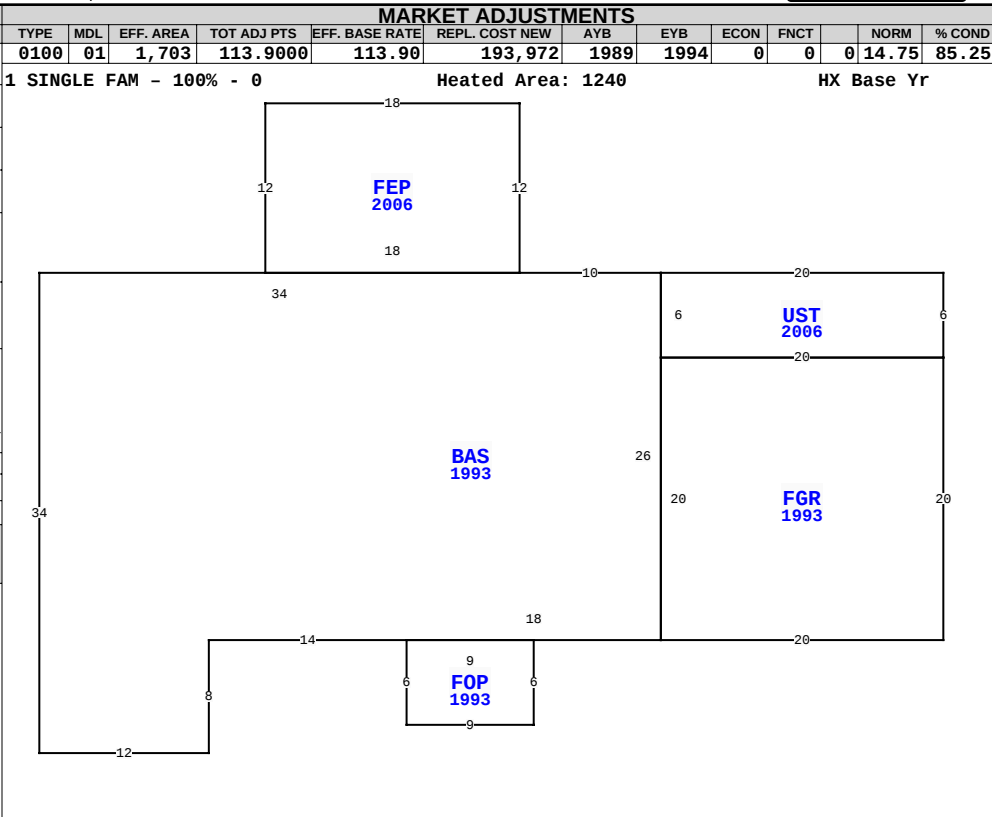
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1993	1,240	120,404
FEP	216	80	2006	173	16,799
FGR	400	55	1993	220	21,362
FOP	54	30	1993	16	1,553
UST	120	45	2006	54	5,244

TOTALS	2,030			1,703	165,361
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	21	12	252.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	100	0	0	1,800.00	SF	4.00	4.00	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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	

REVIEW DATE 11/22/2019 BY TWA



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

TOTAL OB/XF											
13,736											

TOTAL OB/XF											
13,736											

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						165,361					
TOTAL MARKET OB/XF VALUE						13,736					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						264,097					
SOH/AGL Deduction						138,416					
ASSESSED VALUE						125,681					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						69,959					
TOTAL JUST VALUE						264,097					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						252,034					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1978/0590	5/05/2015	WD	U	I	11	100					

GRANTOR: RAULERSON NELLIE L
GRANTEE: RAULERSON NELLIE LI

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=2006] W20 BAS=[YR=1993] W10 FEP=[YR=2006] N12 W18 S12 E18\$ W34 S34 E12 N8 E14 FOP=[YR=1993] S6 E9 N6 W9\$ E18 FGR=[YR=1993] E20 N20 W20 S20\$ N26\$ S6 E20 N6\$.											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 07/30/2025 BY SYS