TRACT 10
IN OR 453 PG 623
WILSON NECK HILLS 2 UNR

HOLTON RAYMOND E & LINDA G
85038 WESLEY ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

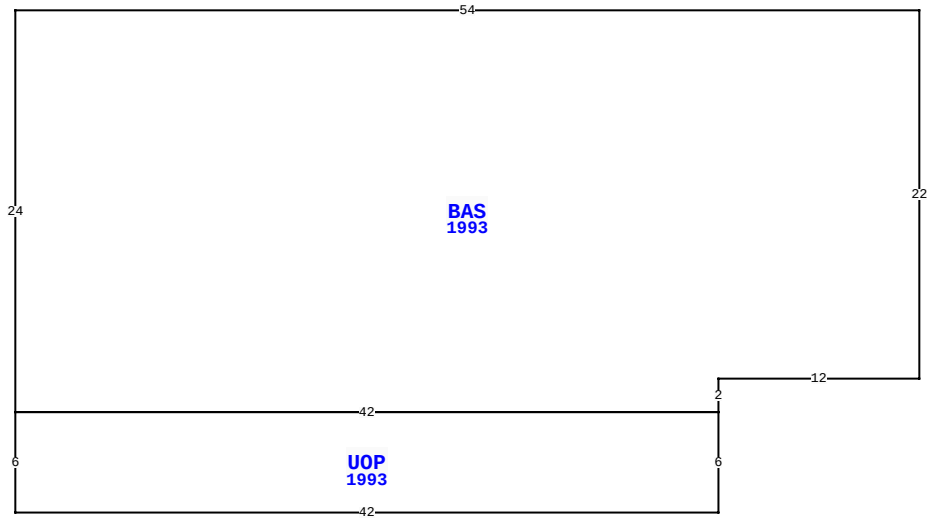
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1993	1,272	125,489
UOP	252	20	1993	50	4,933
TOTALS	1,524			1,322	130,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	116.2720	116.27	153,709	1988	1993	0	0	0	15.15	84.85

1 SINGLE FAM – 100% - 0 Heated Area: 1272 HX Base Yr



85038 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		130,422
TOTAL MARKET OB/XF VALUE		1,828
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		225,750
SOH/AGL Deduction		128,232
ASSESSED VALUE		97,518
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		41,796
TOTAL JUST VALUE		225,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4878	TEMP POLE	0	03/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0453/0623	5/01/1985	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S24 UOP=[YR=1993] S6 E42 N6 W42$ E42 N2 E12 N22$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	0681	POLE SHED	0	100	14	14	196.00	SF	15.00	15.00	100	1987	1987	3	20	588	

LAND DESCRIPTION

TOTAL OB/XF 1,828

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	1.10	85,000.00	93,500.00	93,500							

REVIEW DATE 11/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 07/30/2025 BY SYS