BLOCK 1 LOT 9
WILSON NECK LANDING 2 PB 4/72

SELLEY FRANK R & VIRGINIA M L/E/
85399 FAYE ROAD
YULEE, FL 32097

2025

43-2N-27-4648-0001-0090

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

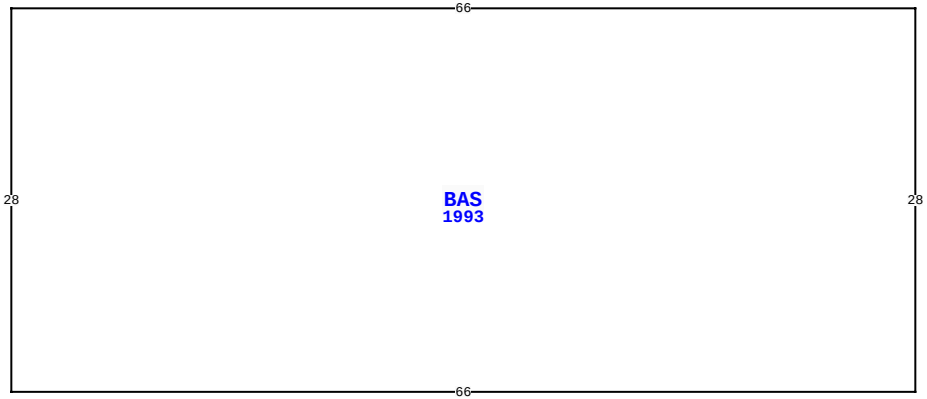
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1993	1,848	54,642
TOTALS	1,848			1,848	54,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,848	123.2000	98.56	182,139	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1848 HX Base Yr



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

85399 FAYE RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,642
TOTAL MARKET OB/XF VALUE		3,778
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		143,420
SOH/AGL Deduction		95,824
ASSESSED VALUE		47,596
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,596
TOTAL JUST VALUE		143,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7486	MH MOVE-ON	34,900	09/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/72	5/09/2024	LE	U	I	11	100
GRANTOR: SELLEY FRANK ROBERT &						
GRANTEE: SELLEY-ZEAKES AMAND						
0539/0226	3/22/1988	WD	U	I	10	7,200
GRANTOR: SHEFFIELD						
GRANTEE: SELLEY FRANK ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E66 N28$.

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	0940	SHEDS/PORT	0	100	20	20	400.00	SF	20.10	20.10	100	1982	1982	3	20	1,608	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 3,778

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS