

BLOCK 4 LOT 5
IN OR 1599/1996
WILSON NECK LANDING 2 PB 4/72

KELLY ALAN E & SANDRA D
85266 FAYE RD
YULEE, FL 32097

2025

43-2N-27-4648-0004-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	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	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

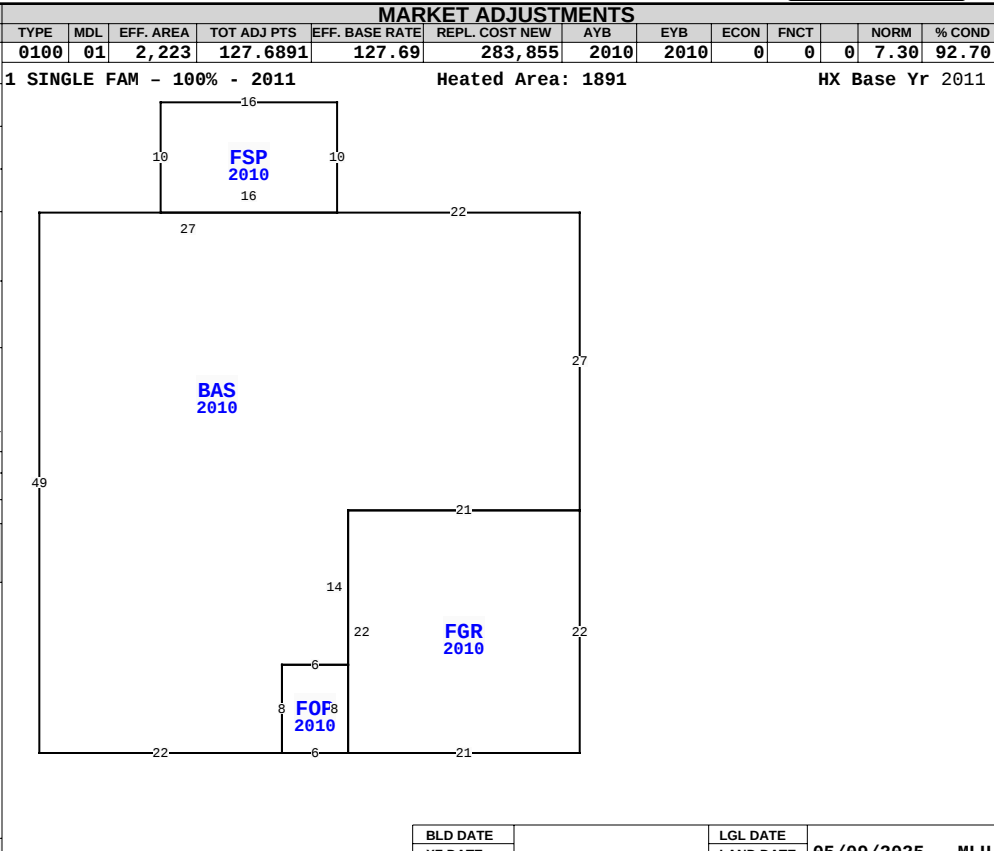
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,891	100	2010	1,891	223,835
FGR	462	55	2010	254	30,065
FOP	48	30	2010	14	1,657
FSP	160	40	2010	64	7,575
TOTALS	2,561			2,223	263,134

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	20	480.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	0	0	472.00	SF	6.50	6.50	
3	1127	BRICK 8"	0	100	14	3	42.00	SF	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	



85266 FAYE RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/09/2025
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					263,134				
TOTAL MARKET OB/XF VALUE					6,569				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					354,703				
SOH/AGL Deduction					201,190				
ASSESSED VALUE					153,513				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					102,791				
TOTAL JUST VALUE					354,703				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					338,054				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22372	CO ISSUED	0	08/01/2010
G01543	GAS	1,000	06/01/2010
E22720	ELEC OTHER	0	06/01/2010
M15398	H/AC	0	06/01/2010
P14323	OTHER	0	06/01/2010
R11811	REPAIR/RRF	3,000	04/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1599/1996	1/08/2009	QC U	I	11		100			
GRANTOR: BREWER CLARENCE ROBER									
GRANTEE: KELLY ALAN E & SAND									
0698/1805	2/23/1994	WD U	V	10		6,900			
GRANTOR: SHEFFIELD WM F ETAL									
GRANTEE: BREWER CLARENCE & B									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W22 FSP=[YR=2010] N10 W16 S10 E16\$ W27 S49 E22									
FOP=[YR=2010] E6 FGR=[YR=2010] E21 N22 W21 S22\$ N8 W6 S8\$									
N8 E6 N14 E21 N27\$.									