LOT 5
WILSON NECK HILLS PB 4/62

FRIEDMAN MAX & JANNIC REVOCABLE TRUST/DAY LAUREN S
96619 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

43-2N-27-4642-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

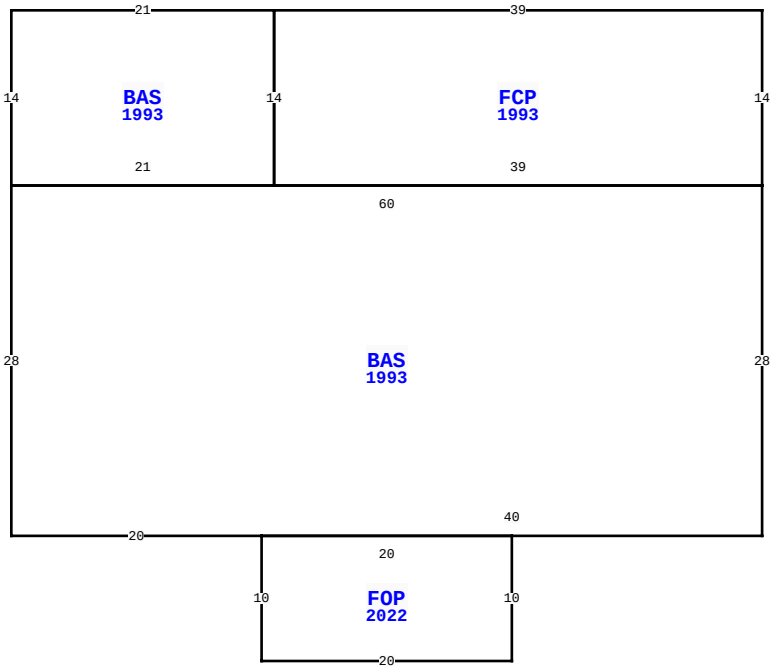
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	294	100	1993	294	14,394
BAS	1,680	100	1993	1,680	82,253
FCP	546	25	1993	136	6,659
FOP	200	30	2022	60	2,938
TOTALS	2,720			2,170	106,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,170	115.2000	97.92	212,486	1984	2004	0	0	0	50.00	50.00

1 M/H 93- 0% - 2023 Heated Area: 1974 HX Base Yr



85379 WESLEY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	106,243
TOTAL MARKET OB/XF VALUE	2,803
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	199,046
SOH/AGL Deduction	0
ASSESSED VALUE	199,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,046
TOTAL JUST VALUE	199,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/970	4/11/2024	QC	U	I	11	100
GRANTOR: FRIEDMAN MAX & JANNIS						
GRANTEE: FRIEDMAN MAX & JANN						
2556/1072	4/19/2022	WD	Q	I	01	220,000
GRANTOR: MULLIS JACQUELINE A						
GRANTEE: FRIEDMAN MAX & JANN						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W39 BAS=[YR=1993] W21 S14 BAS=[YR=1993] S28 E20 FOP=[YR=2022] S10 E20 N10 W20$ E40 N28 W60$ E21 N14$ S14 E39 N14$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1985	1985	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,803

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 02/08/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS