LOT 6
WILSON NECK HILLS PB 4/62

KISH DAVID JAMES & CHRISTINE T L/E/
PO BOX 762
YULEE, FL 32041-0762

2026

43-2N-27-4642-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

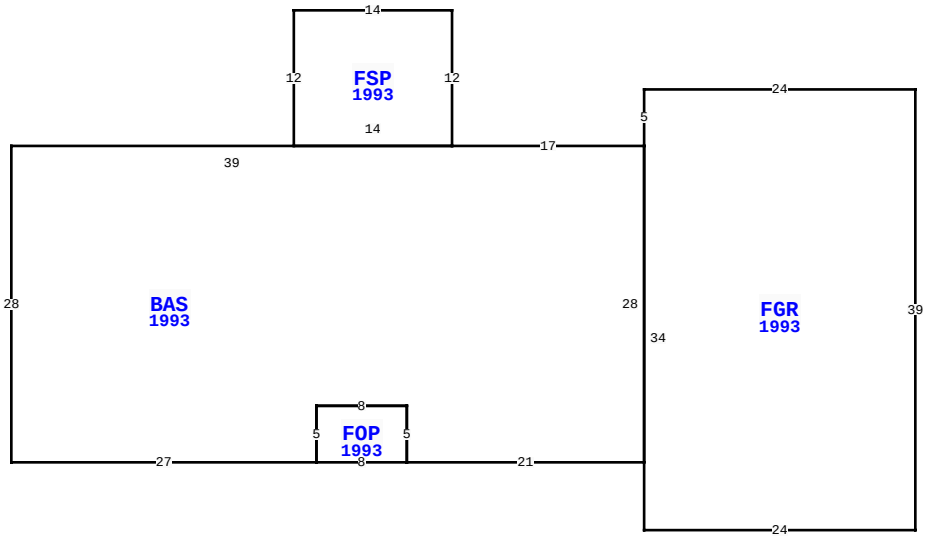
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,528	100	1993	1,528	130,928
FGR	936	55	1993	515	44,128
FOP	40	30	1993	12	1,029
FSP	168	40	1993	67	5,741
TOTALS	2,672			2,122	181,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,122	109.1720	114.63	243,245	1985	1990	0	0	0	25.25	74.75

1 SINGLE FAM 100% - 0 Heated Area: 1528 HX Base Yr



85351 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		181,826
TOTAL MARKET OB/XF VALUE		7,958
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		279,784
SOH/AGL Deduction		144,979
ASSESSED VALUE		134,805
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		78,394
TOTAL JUST VALUE		279,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24001	REPAIR/RRF	2,400	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/810	2/26/2025	LE	U	I	11	100
GRANTOR: KISH DAVID JAMES & CH						
GRANTEE: ROBINSON LAUREN ELI						
0423/0787	6/01/1984	WD	Q	V		8,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S5 BAS=[YR=1993] W17 FSP=[YR=1993] N12 W14 S12 E14$ W39 S28 E27 FOP=[YR=1993] E8 N5 W8 S5 $ N5 E8 S5 E21 N28$ S34 E24 N39$.

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	0680	POLE SHED	0	100	19	16	304.00	SF	10.00	10.00	100	1985	1985	3	20	608	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
4	0351	CARPORT MT	0	100	30	26	780.00	SF	10.00	10.00	100	2017	2017	3	70	5,460	

LAND DESCRIPTION

TOTAL OB/XF 7,958

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	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