LOT 21
WILSON NECK HILLS PB 4/62

STRICKLAND CHRISTOPHER A
85073 WESLEY RD
YULEE, FL 32097

2026

43-2N-27-4642-0021-0000

BUILDING CHARACTERISTICS

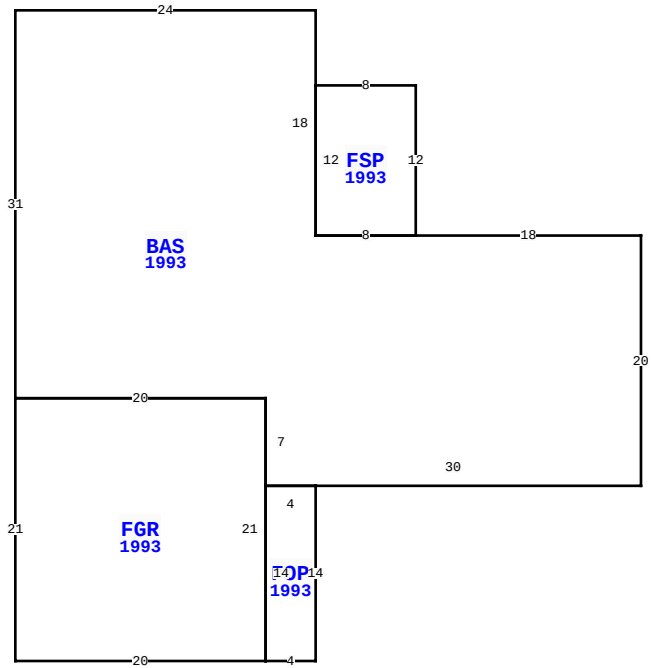
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,292	100	1993	1,292	106,547
FGR	420	55	1993	231	19,050
FOP	56	30	1993	17	1,402
FSP	96	40	1993	38	3,134
TOTALS	1,864			1,578	130,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	102.0000	107.10	169,004	1979	1979	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2021 Heated Area: 1292 HX Base Yr 2021



85073 WESLEY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		130,133
TOTAL MARKET OB/XF VALUE		2,397
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		222,530
SOH/AGL Deduction		69,493
ASSESSED VALUE		153,037
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,626
TOTAL JUST VALUE		222,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2332/0465	1/14/2020	WD	Q	I	01	132,500
GRANTOR: HERRIN MATHEW						
GRANTEE: STRICKLAND CHRISTOP						
0294/0317	6/01/1979	WD	Q	V		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N12 W8 S12 E8$ W8 N18 W24 S31 FGR=[YR=1993] S21 E20 N21W20$ E20 S7 FOP=[YR=1993] S14 E4 N14W4$ E30 N20$.

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	10	20	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200	
2	0350	CARPORT WD	0	100	8	16	128.00	SF	13.00	13.00	100	1990	1990	3	20	333	
3	0351	CARPORT MT	0	100	18	24	432.00	SF	10.00	10.00	100	1999	1999	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 2,397

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS