TRACT 2
IN OR 544 PG 647
WILSON NECK HILLS 2 UNR

MORGAN GREGORY R & KAREN G
85284 WESLEY ROAD
YULEE, FL 32097

2026

43-2N-27-4643-0002-0000

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 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01

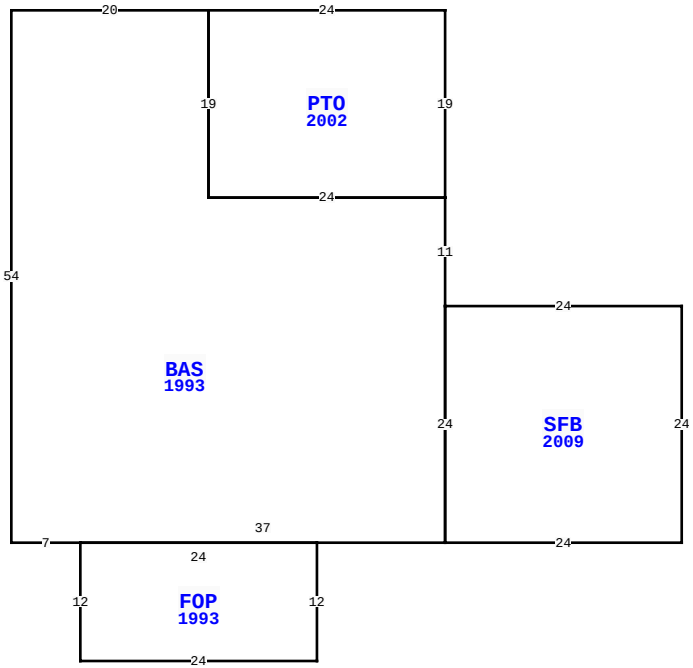
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1993	1,920	194,909
FOP	288	30	1993	86	8,730
PTO	456	5	2002	23	2,335
SFB	576	80	2009	461	46,799
TOTALS	3,240			2,490	252,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,490	92.4480	128.50	319,965	1987	1997	0	0	0	21.00	79.00

1 SNGL FAM 100% - 0 Heated Area: 2381 HX Base Yr



85284 WESLEY RD, YULEE

BLD DATE	05/28/2015	KKX	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		252,772
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		346,132
SOH/AGL Deduction		200,046
ASSESSED VALUE		146,086
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		89,675
TOTAL JUST VALUE		346,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008217	REMODEL	9,957	05/26/2022
B22183	DEMOLITION	35,231	01/01/2009
E0209392	CHNGE SRVC	600	03/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0544/0647	6/01/1988	WD	Q	I		78,500
GRANTOR: SALLETTE SAMUEL D						
GRANTEE: MORGAN GREGORY R						
0490/1173	6/01/1986	WD	Q	V		10,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2009] W24 BAS=[YR=1993] N11 PTO=[YR=2002] N19 W24 S19 E24$ W24 N19 W20 S54 E7 FOP=[YR=1993] S12 E24 N12 W24$ E37 N24$ S24 E24 N24$.

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	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1986	1986	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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