

TRACT 5
IN OR 937/485
WILSON NECK HILLS 2 UNR

HAYES EDWARD B EST
C/O ALICE F HAYES, 85178 WESLEY ROAD
YULEE, FL 32097

2026

43-2N-27-4643-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	14	CARPET 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	1,504	100	1993	1,504	140,338
FGR	576	55	1993	317	29,579
FOP	104	30	1993	31	2,893

TOTALS 2,184 1,852 172,809

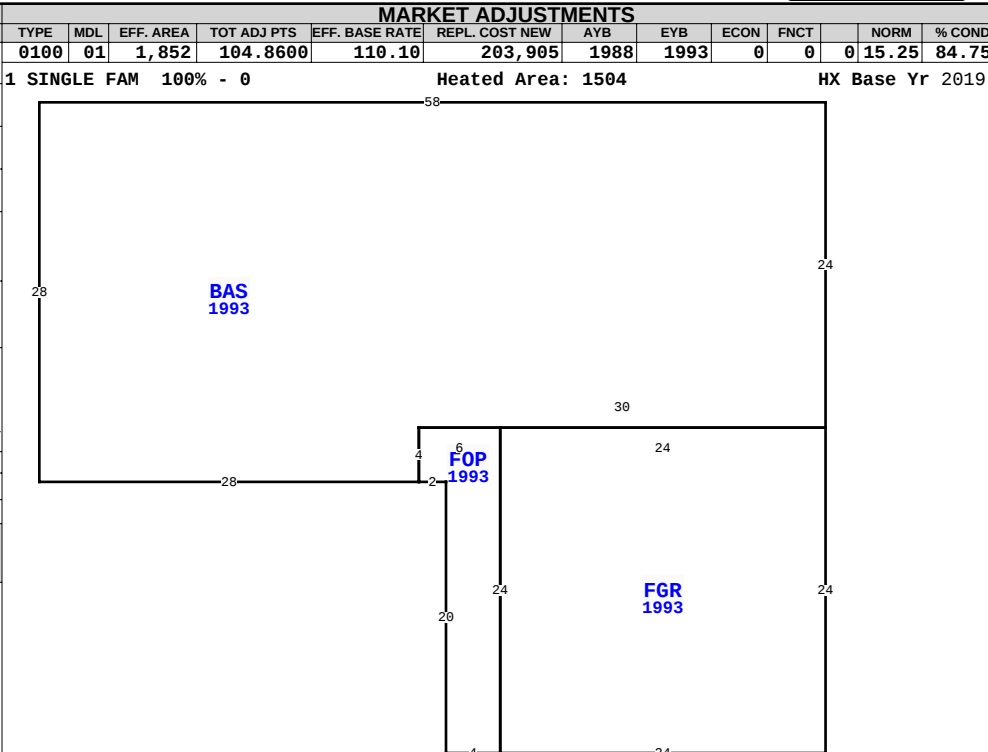
EXTRA FEATURES

L N	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	14 24	336.00	SF	30.00	30.00	100	1988	1988	3	20	2,016	
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
3	0940	SHEDS/PORT	0 100	10 6	60.00	SF	30.00	30.00	100	1996	1996	3	20	360	
5	1242	WD DECK A	0 100	32 16	512.00	SF	10.00	10.00	100	1995	1995	3	20	1,024	
6	0752	USP	0 100	10 10	64.00	SF	15.00	15.00	100	2001	2001	3	27	259	
7	0510	GARAGE WD-	0 100	24 24	576.00	SF	35.00	35.00	100	2002	2002	3	28	5,645	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006

REVIEW DATE 01/01/2023 BY CD



85178 WESLEY RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/11/2026 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		172,809	
TOTAL MARKET OB/XF VALUE		11,404	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		274,213	
SOH/AGL Deduction		135,069	
ASSESSED VALUE		139,144	
TOTAL EXEMPTION VALUE	HX HB WX DX	61,411	
BASE TAXABLE VALUE		77,733	
TOTAL JUST VALUE		274,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R023870	REPAIR/RRF	1,000	01/01/2002
B018575	FOUNDATION	2,300	07/01/2001
5459	NEW CONSTR	1,800	10/24/1988
2737	H/AC	2,450	09/27/1988
3123	NEW CONSTR	1,250	07/11/1988
4852	NEW CONSTR	57,352	04/27/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0937/0485	6/21/2000	WD	Q	I	
GRANTOR: SAYLOR ROY L & BEVER					98,600
GRANTEE: HAYES EDWARD B					
0588/0156	1/12/1990	WD	Q	V	
GRANTOR: MCDANIEL VERNON & J					13,000
GRANTEE: SALLETT SAM & M					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S28 E28 FOP=[YR=1993] E2 S20 E4
FGR=[YR=1993] E24 N24 W24 S24 \$ N24 W6 S4 \$ N4 E30 N24 \$.

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