TRACT 8
IN OR 1855/1015
WILSON NECK HILLS 2 UNR

FERRANTE NICHOLAS & SHANTEL
85110 WESLEY RD
YULEE, FL 32097

**2026**

**43-2N-27-4643-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 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 | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

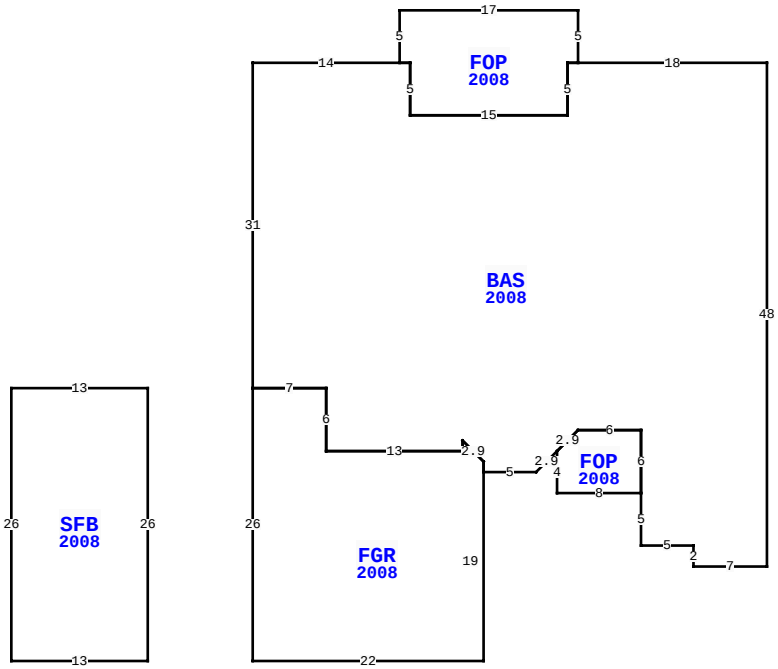
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,816 | 100 | 2008 | 1,816 | 244,062 |
| FGR | 482 | 55 | 2008 | 265 | 35,615 |
| FOP | 46 | 30 | 2008 | 14 | 1,881 |
| FOP | 160 | 30 | 2008 | 48 | 6,451 |
| SFB | 338 | 80 | 2008 | 270 | 36,287 |
| TOTALS | 2,842 | | | 2,413 | 324,295 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,413 | 105.6685 | 146.88 | 354,421 | 2008 | 2008 | 0 | 0 | 0 | 8.50 | 91.50 |

2 SNGL FAM 100% - 2009 Heated Area: 2086 HX Base Yr 2009




85110 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 | | 324,295 |
| TOTAL MARKET OB/XF VALUE | | 50,956 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 465,251 |
| SOH/AGL Deduction | | 237,331 |
| ASSESSED VALUE | | 227,920 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 176,509 |
| TOTAL JUST VALUE | | 465,251 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 447,983 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009280 | SWIM POOL | 43,000 | 08/28/2019 |
| M13238 | MECH OTHER | 0 | 08/01/2007 |
| E19632 | ELEC OTHER | 7,500 | 07/01/2007 |
| P12541 | OTHER | 0 | 07/01/2007 |
| C20143 | CO ISSUED | 187,440 | 06/01/2007 |
| R10505 | REPAIR/RRF | 6,000 | 06/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1855/1015 | 5/01/2013 | QC | U | I | 11 | 100 |
| GRANTOR: FERRANTE SHANTEL L & | | | | | | |
| GRANTEE: FERRANTE NICHOLAS & | | | | | | |
| 1493/1396 | 4/19/2007 | QC | Q | I | 06 | 100 |
| GRANTOR: RAULERSON NELLIE L | | | | | | |
| GRANTEE: HOLTON SHANTEL L & | | | | | | |

## BUILDING NOTES

## 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 | 0200 | BARN WD 0- | 0 | 100 | 36 | 24 | 864.00 | SF | 20.00 | 20.00 | 100 | 1989 | 1989 | 3 | 20 | 3,456 | |
| 2 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2019 | 2019 | 04 | 95 | 47,500 | |

## BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W18 W1 S5 W15 N5 W1 W14 S31 E7 S6 E13 N1 D2R2 S1 E5 U2R2 U2R2 E6 S6 S5 E5 S2 E7 N48 $
FGR=[YR=2008;ORIG=-49,31] S26 E22 N19 U2L2 S1 W13 N6 W7 $
SFB=[YR=2008;ORIG=-72,31] E13 S26 W13 N26 $
FOP=[YR=2008;ORIG=-18,0] N5 W17 S5 E1 S5 E15 N5 E1 $
FOP=[YR=2008;ORIG=-20,37] S4 E8 N6 W6 D2L2 $
PTR=[ORIG=0,0] E15 W15 $
.

## LAND DESCRIPTION

TOTAL OB/XF 50,956

| 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 01/10/2025 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS