TRACT 12
IN OR 2014/1992
WILSON NECK HILLS 2 UNR

COX NEIL FOY
85014 WESLEY RD
YULEE, FL 32097

2026

43-2N-27-4643-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

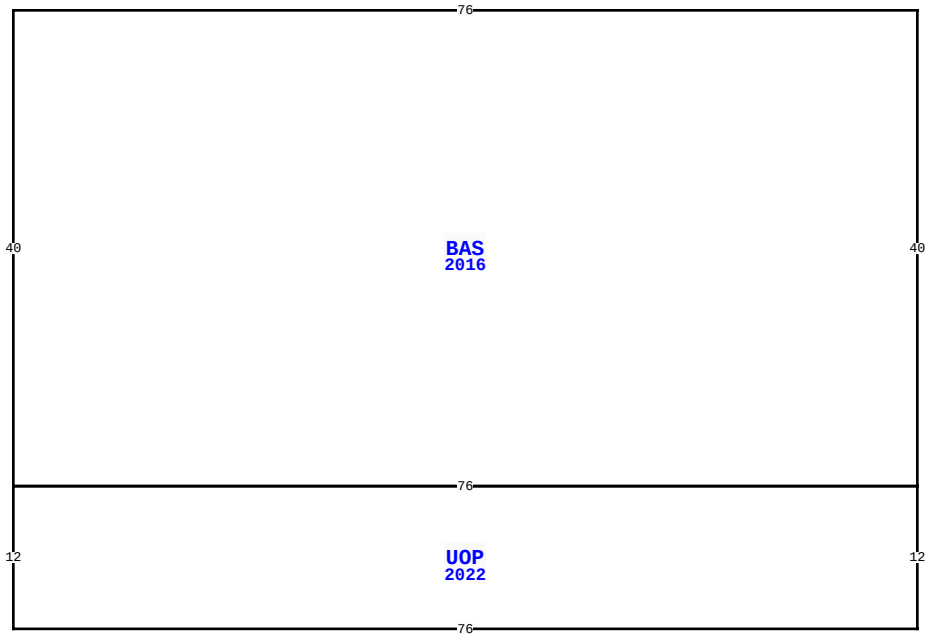
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,040	100	2016	3,040	270,361
UOP	912	20	2022	182	16,186
TOTALS	3,952			3,222	286,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	3,222	97.5200	92.64	298,486	2016	2016	0	0	0	4.00	96.00

1 SFR MODULR 100% - 2017 Heated Area: 3040 HX Base Yr 2017



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

85014 WESLEY RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,353
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		280,800
TOTAL MARKET VALUE		602,053
SOH/AGL Deduction		312,747
ASSESSED VALUE		289,306
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		232,895
TOTAL JUST VALUE		602,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631793	CO ISSUED	0	05/17/2016
B1631793	NEW CONSTR	0	02/01/2016
93-126	MH MOVE-ON	20,000	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2014/1992	11/18/2015	WD	U	I	11	100
GRANTOR: COX DEBORAH A						
GRANTEE: COX NEIL FOY & DEBO						
1984/1240	6/03/2015	WD	U	I	11	100
GRANTOR: COX NEIL FOY						
GRANTEE: COX DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S40 UOP=[YR=2022] S12 E76 N12 W76$ E76 N40$.

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	20	10	200.00	SF	30.00	30.00	100	2016	2016	3	65	3,900	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	3.12	AC		1.00	1.00	1.00	90,000.00	90,000.00	280,800							

REVIEW DATE 02/08/2023 BY NWA Total Acres: 3.12 Total Land Value: 280,800 Market: 0 Agricultural: 0 Common: 280,800 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

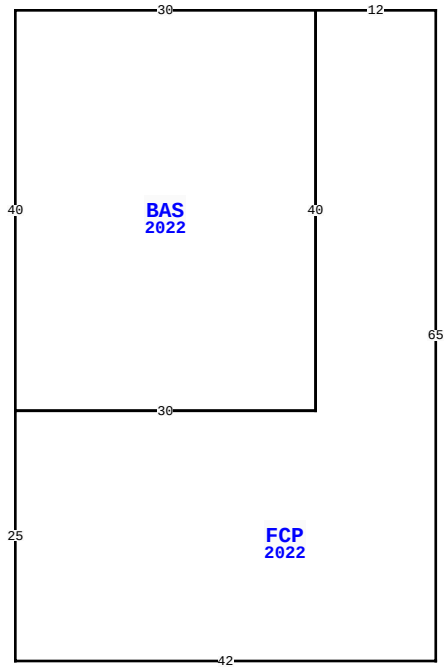
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,200	100	2022	1,200	23,368
FCP	1,530	25	2022	382	7,439
TOTALS	2,730			1,582	30,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,582	56.1000	21.88	34,614	2015	2015	0	0	0	11.00	89.00

2 GARAGE RES 100% - 2017 Heated Area: 1200 HX Base Yr 2017



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S40 FCP=[YR=2022] S25 E42 N65 W12 S40 W30$ E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/08/2023 BY NWA Total Acres: 3.12 Total Land Value: 280,800 Market: 0 Agricultural: 0 Common: 280,800 PRINTED 07/09/2026 BY SYS