BLOCK 1 LOT 10
WILSON NECK LANDING 2 PB 4/72

SELLEY VIRGINIA MARIE L/E/
85399 FAYE ROAD
YULEE, FL 32097

2026

43-2N-27-4648-0001-0100

NASSAU COUNTY PROPERTY

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 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
Quality	03	Quality Level 03

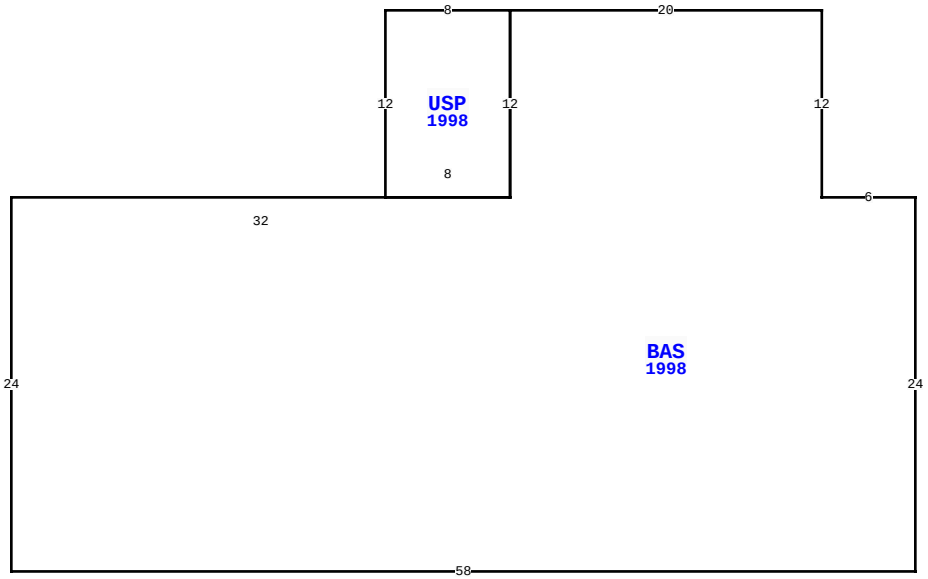
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1998	1,632	60,250
USP	96	50	1998	48	1,772
TOTALS	1,728			1,680	62,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	117.2000	105.48	177,206	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 0% - 2024 Heated Area: 1632 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	62,022
TOTAL MARKET OB/XF VALUE	4,121
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	156,143
SOH/AGL Deduction	0
ASSESSED VALUE	156,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,143
TOTAL JUST VALUE	156,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982127	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/70	5/09/2024	LE	U	I	11	100
GRANTOR: SELLEY VIRGINIA M						
GRANTEE: SELLEY-BUTLER CASEY						
1145/0653	6/16/2003	WD	U	I	10	100
GRANTOR: DAY JOHN L JR						
GRANTEE: WILLIAMS DORIS						

85044 SARA RD, YULEE

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

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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	
2	1242	WD DECK A	0	0	0	0	78.00	SF	10.00	10.00	100	1997	1997	3	20	156	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

BUILDING DIMENSIONS

BAS=[YR=1998] W20 USP=[YR=1998] W8 S12 E8 N12$ S12 W32 S24 E58 N24 W6 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,121

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	0	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