LOT 29 2012 JACB DW/MH
IN OR 835 PG 1237
WILSON NECK HILLS PB 4/62

FERRIS LARRY S & JEANNE LEE
85039 ELISE ROAD
YULEE, FL 32097

2023

43-2N-27-4642-0029-0000

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	0	0 100
Units		0 100
Quality	03	Quality Level 03

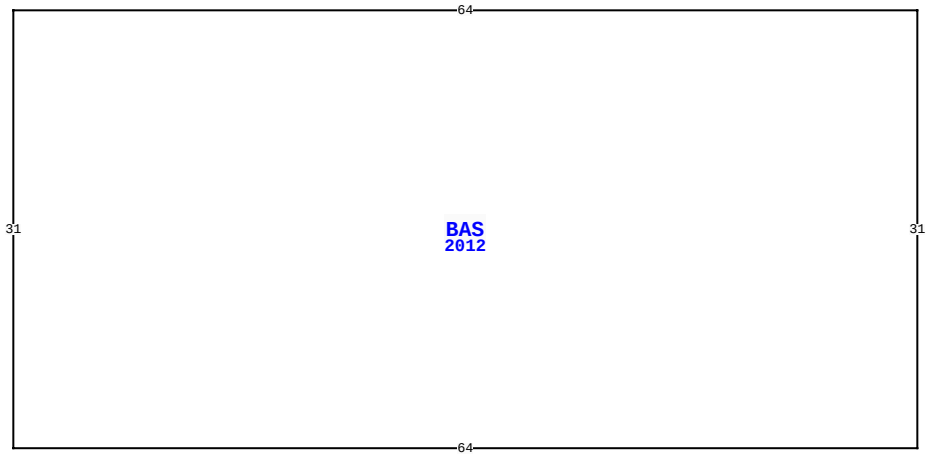
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	117,192
TOTALS	1,984		1,984	117,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	117.2000	82.04	162,767	2012	2012	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 1999 Heated Area: 1984 HX Base Yr 1999



85039 ELISE RD, YULEE

BLD DATE	12/03/2012 KKDJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,192
TOTAL MARKET OB/XF VALUE		6,181
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		203,373
SOH/AGL Deduction		89,947
ASSESSED VALUE		113,426
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,426
TOTAL JUST VALUE		203,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5411	MOBILE HOME	0	06/18/2012
M17174	MH	0	05/01/2012
P15905	MOBILE HOME	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/1237	5/29/1998	WD	Q	I		31,000
GRANTOR: EZELL BEATRICE C						
GRANTEE: FERRIS LARRY & JEAN						
0680/1928	5/17/1993	WD	U	V	09	26,500
GRANTOR: SHEFFIELD VIRGINIA W						
GRANTEE: EZELL BEATRICE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W64 S31 E64 N31$.

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
2	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1995	1995	3	20	840	
3	1242	WD DECK A	0	100	0	0	168.00	SF	10.00	10.00	100	2000	2000	3	20	336	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	3,360	
6	1242	WD DECK A	0	100	10	5	50.00	SF	10.00	10.00	100	2012	2012	3	60	300	
7	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2012	2012	3	60	360	
8	0851	PATIO STON	0	100	6	3	18.00	SF	0.75	0.75	100	2012	2012	3	94	13	

LAND DESCRIPTION

TOTAL OB/XF 6,181

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/11/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS