



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																									
Exterior Wall	30	VINYL 100	0220	01	2,280	107.0160	69.56	158,597	2021	2021	0	0	0	0.00	100.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	2 MOD FRAME - 100% - 2022													Heated Area: 2280													HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100	76 30 BAS 2021 76 30																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	08	SHT VINYL 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		4 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality			04	Quality Level 04																																					
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	2,280	100	2,280	158,597																																					
TOTALS			2,280		2,280	158,597																																			
EXTRA FEATURES			85109 ELISE RD, YULEE																																						
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																									
2	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	1986	1986	3	20	482																										
8	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00	100	1999	1999	3	28	806																										
9	0350	CARPORT WD	0 100	16	8	128.00	SF	13.00	13.00	100	1999	1999	3	20	333																										
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																								
REVIEW DATE 07/09/2021 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																									

SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
2377/1013	7/20/2020	FJ U	I	11		0						
GRANTOR: JOWERS ROSA LEE EST												
GRANTEE: RHEA MARVIN JESSIE												
2376/0694	8/22/2016	FJ U	I	11		0						
GRANTOR: RHEA MARVIN JESSIE												
GRANTEE: JOWERS ROSA LEE EST												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2021] W76 S30 E76 N30\$.												