LOTS 33 & 34
IN OR 1126/1085
WILSON NECK HILLS PB 4/62

CARTATEGUI WALTER A
85185 ELISE ROAD
YULEE, FL 32097

2023

43-2N-27-4642-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

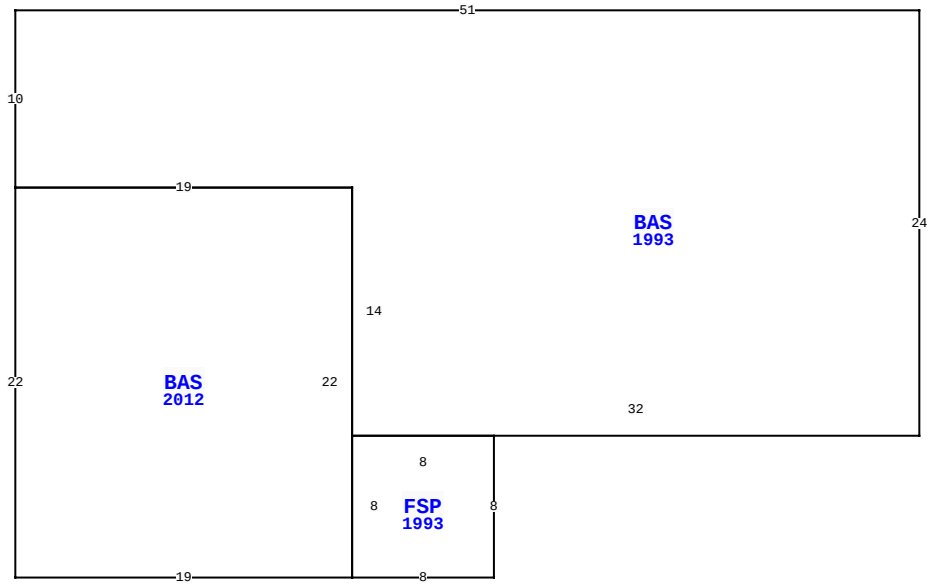
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	958	100	958	88,753
BAS	418	100	418	38,725
FSP	64	40	26	2,409
TOTALS	1,440		1,402	129,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	122.2000	110.29	154,627	1981	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 1988 Heated Area: 1376 HX Base Yr 1988



85185 ELISE RD, YULEE

BLD DATE		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		129,887
TOTAL MARKET OB/XF VALUE		24,011
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		313,898
SOH/AGL Deduction		178,895
ASSESSED VALUE		135,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,003
TOTAL JUST VALUE		313,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213184	REPAIR/RRF	7,970	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/1084	4/02/2003	WD	U	I	01	100
GRANTOR: CARTATEGUI WALTER A &						
GRANTEE: CARTATEGUI WALTER A						
0602/0263	7/15/1990	QC	U	I	01	100
GRANTOR: CARTATEGUI WALTER						
GRANTEE: CARTATEGUI WALTER						

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	0810	CONCRETE A	0	100	17	15	255.00	SF	6.50	6.50	100	1981	1981	3	38	630	
3	0200	BARN WD 0-	0	100	24	40	960.00	SF	30.00	30.00	100	1986	1986	3	20	5,760	
4	1242	WD DECK A	0	100	0	0	1,210.00	SF	10.00	10.00	100	2005	2005	3	27	3,267	
5	0812	CONCRETE C	0	100	0	0	3,612.00	SF	4.00	4.00	100	1999	1999	3	79	11,414	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S10 BAS=[YR=2012] S22 E19 FSP=[YR=1993] E8N8 W8 S8$ N22 W19$ E19 S14 E32N24$.

LAND DESCRIPTION

TOTAL OB/XF 24,011

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	000110	C	SFR RURAL	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 07/26/2018 BY SBX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS