

LOT 35 OR 269/215 & 306/264
CASE NO 93-808 CA
WILSON NECK HILLS PB 4/62

SARPY PATRICIA CHESNUT
PO BOX 8545
FLEMING ISLAND, FL 32006

2023

43-2N-27-4642-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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
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
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	1,990	162,810
FOP	178	30	53	4,336

TOTALS	2,168		2,043	167,147
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	648.00	SF	5.20	5.20
2	0812	CONCRETE C	0	0	0	1,360.00	SF	4.00	4.00
3	0510	GARAGE WD-	0	0	20	640.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000110	C	SFR RURAL	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,043	122.5000	110.56	225,874	1988	1990	0	0	0	26.00
1 SINGLE FAM - 0% - 0				Heated Area: 1990				HX Base Yr			

Diagram illustrating the lot layout and dimensions:

- Overall lot dimensions: 64 (top), 37 (left), 33 (right).
- Internal dimensions and area calculations:
 - Top horizontal segment: 64
 - Left vertical segment: 37
 - Bottom horizontal segment: 28
 - Right vertical segment: 33
 - Internal horizontal segment: 22
 - Internal vertical segment: 4
 - Internal horizontal segment: 16
 - Internal vertical segment: 7
 - Internal horizontal segment: 14
 - Internal vertical segment: 11
 - Internal horizontal segment: 6
 - Internal vertical segment: 4
- Area calculations:
 - Heated Area: 1990
 - Basement Area: BAS 1993
 - Floor Plan Area: FOP 1993

85217 ELISE RD, YULEE				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
648.00	SF	5.20	5.20	100	1988	1988	3	57	1,921		
1,360.00	SF	4.00	4.00	100	1986	1986	3	52	2,829		
640.00	SF	35.00	35.00	100	1988	1988	3	20	4,480		

TOTAL OB/XF									
9,230									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		167,147	
TOTAL MARKET OB/XF VALUE		9,230	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		256,377	
SOH/AGL Deduction		48,634	
ASSESSED VALUE		207,743	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		207,743	
TOTAL JUST VALUE		256,377	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		203,814	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000497	REPAIR/RRF	13,000	01/17/2018
2752	H/AC	2,400	10/06/1988
5156	NEW CONSTR	60,714	09/12/1988
5286	TEMP POLE	0	08/12/1988
5059	GARAGE	10,580	07/29/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0269/0215	7/01/1978	WD	Q	I	
GRANTOR:					SALE PRICE
GRANTEE:					40,000
GRANTOR:					
GRANTEE:					
0268/0395	6/01/1978	WD	Q	V	
GRANTOR:					5,900
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W64 S37 E14 N4 FOP=[YR=1993] E22 N11 W6 S4 W16 S7 \$ N7 E16 N4 E6 S11 E28 N33 \$.									