

LOTS 1 & 2
(EX PT IN OR 2611/592)
WILSON NECK PROPERTIES PB 4/60

STEWART SAMANTHA & SAMUEL B
85532 ELISE RD
YULEE, FL 32097

2023

43-2N-27-4645-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4048.00	

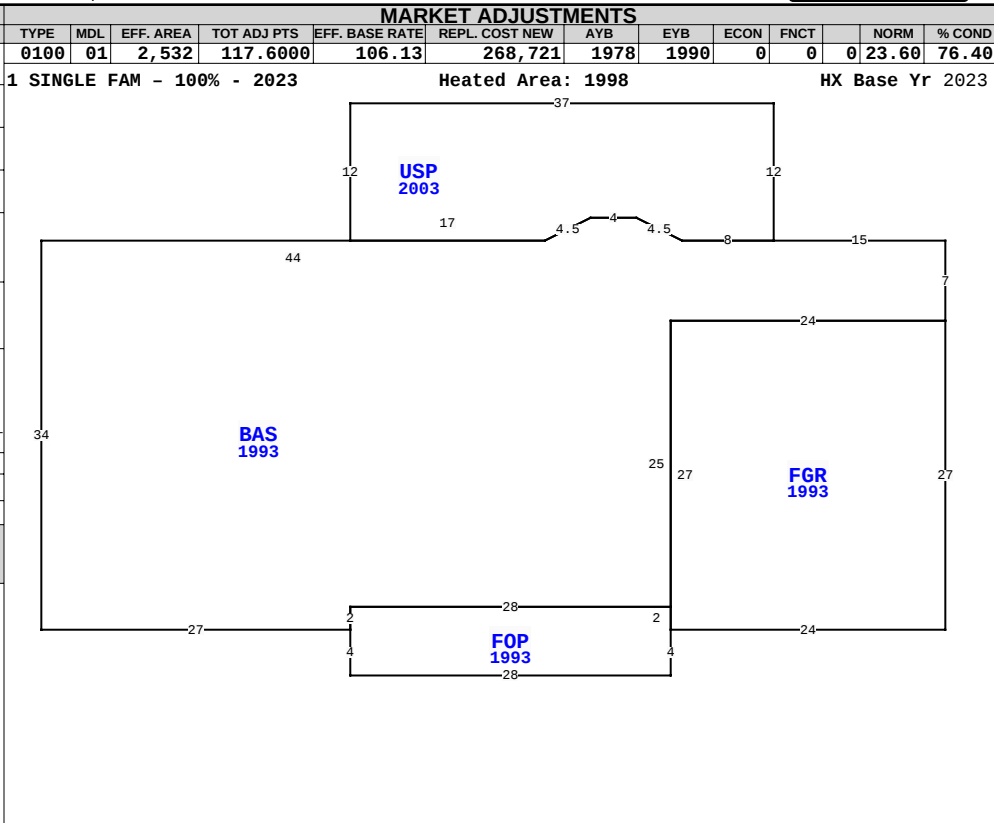
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	162,005
FGR	648	55	356	28,865
FOP	168	30	50	4,055
USP	428	30	128	10,379

TOTALS	3,242	2,532	205,303
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,703.00	SF	4.00	4.00	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
4	0940	SHEDS/PORT	0	100	16	24	480.00	SF	20.10	20.10	
5	0845	KOOL DECK	0	100	0	0	325.00	SF	7.25	7.25	
6	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	
7	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	
8	0751	UOP	0	100	12	8	96.00	SF	10.00	10.00	
10	0910	SCRN RM L	0	100	41	28	1,148.00	SF	15.00	15.00	
12	0351	CARPORT MT	0	100	20	21	420.00	SF	6.60	6.60	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	2.00	LT	

REVIEW DATE 04/17/2023 BY DJ



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
21,726											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,703.00	SF	4.00	4.00	
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1	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	2.00	LT	

Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	205,303		
TOTAL MARKET OB/XF VALUE	42,603		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	367,906		
SOH/AGL Deduction	38,573		
ASSESSED VALUE	329,333		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	279,333		
TOTAL JUST VALUE	367,906		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	336,378		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0363939	NEW CONSTR	7,500	05/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2597/0132	10/14/2022	PR Q	I	01	
					SALE PRICE
					420,000
GRANTOR: BRUECKNER TINA M PR J					
GRANTEE: STEWART SAMANTHA &					
1569/0092	5/30/2008	WD Q	I		
					375,000
GRANTOR: COURSEY MARION & JOYC					
GRANTEE: ROSS JAMES L & BARB					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 USP=[YR=2003] N12 W37 S12E17 U2 R4 E4 D2 R4 E8 \$ W8 U2 L4 W4 D2 L4 W44 S34 E27 FOP=[YR=1993] S4 E28 N4 FGR=[YR=1993] E24 N27 W24 S27\$ N2 W28 S2\$ N2 E28 N25 E24N7\$.											

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