

LOT 5
IN OR 467 PG 437
WILSON NECK PROPERTIES PB 4/60

PETERSON TOMMY ALAN & JOYCE P
85580 ELISE ROAD
YULEE, FL 32097

2023

43-2N-27-4645-0005-0000



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 2 4													
Exterior Wall	20	FACE BRICK 100	0100	01	2,452	126.2976	113.98	279,479	1988	1988	0	0	24.70	75.30	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1851 HX Base Yr												
Roof Cover	03	COMP SHNGL 100														VALUATION BY												
Interior Wall	05	DRYWALL 100														STANDARD												
Interior Floo	13	LVT/LAMNT 60														Tax Group: 4 Tax Dist:												
Interior Floo	11	CLAY TILE 40														BUILDING MARKET VALUE 221,118												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE 57,454												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET 80,000												
Bedrooms	3	100														TOTAL MARKET VALUE 358,572												
Bathrooms	2	100														SOH/AGL Deduction 176,399												
Frame	02	WOOD FRAME 100														ASSESSED VALUE 182,173												
Stories	1.	1. 100														TOTAL EXEMPTION VALUE HX HB 50,000												
Units	0	100	BASE TAXABLE VALUE 132,173																									
BUD8 Adjustme	04	DIST 01 100	TOTAL JUST VALUE 358,572																									
Occupancy	00	NONE 100	NCON VALUE 694																									
Quality			06	Quality Level 06											INCOME VALUE													
DOR CODE			0100	SINGLE FAMILY											PREVIOUS YEAR MKT VALUE 283,833													
MAP NUM			MKT AREA											PERMIT NUM														
NEIGHBORHOOD/LOC			4048.00											DESCRIPTION														
AREA TYPE			TOTAL GROSS AREA											AMT														
PCT OF BASE			TOT ADJ AREA											ISSUED														
SUBAREA MARKET VALUE			BAS											B23360														
BAS			1,851											SWIM POOL														
FGR			483											4123														
FOP			392											N/A														
FOP			336											78,822														
FST			210											05/27/1987														
TOTALS			3,272											SALES DATA														
EXTRA FEATURES			85580 ELISE RD, YULEE											OFF RECORD Number														
L N			OB/XF CODE											DATE														
DESCRIPTION			BLD DATE											TYPE INST														
BLD			CAP											Q U														
L			W											V I														
UNITS			UT											RSN CD														
Adj R			ADJ UNIT PRICE											SALE PRICE														
ORIG COND			YEAR ON											0467/0769														
YEAR ACTUAL			Q											9/01/1985														
% COND			OB/XF MKT VALUE											WD U V														
NOTES			INC DATE											GRANTOR:														
1 0500			FP-PRE FAB											GRANTEE:														
2 0940			SHEDS/PORT											0467/0437														
3 0810			CONCRETE A											9/01/1985														
4 0810			CONCRETE A											WD U V														
5 0810			CONCRETE A											GRANTOR:														
7 0812			CONCRETE C											GRANTEE:														
8 1127			BRICK 8"											BUILDING NOTES														
9 0810			CONCRETE A											BUILDING DIMENSIONS														
10 0861			POOL GUNIT											FST=[YR=1993] W21 BAS=[YR=1993] W10 FOP=[YR=2010] N14 W24														
11 0855			CONC PAVER											S14 E24\$ W47 S33 FOP=[YR=1993] S8 E49 N8 W49 \$ E49 N6E1 S3 E6														
LAND DESCRIPTION			TOTAL OB/XF											N3 E1 FGR=[YR=1993] S6 E21 N23 W21 S17 \$N27 \$ S10 E21 N10\$.														
L N			USE CODE											CLAS														
CLS			LAND USE DESCRIPTION											CAP														
CAP			R D											LOC ZONE														
FRONT			DEPTH											TOT LND UTS														
DEPTH			UNIT TYPE											D T														
TOT LND UTS			% COND											TOT ADJ														
UNIT TYPE			UNIT PRICE											ADJ UNIT PRICE														
D T			LAND VALUE											OTHER ADJUSTMENTS AND NOTES														
% COND			YEAR											DENSITY														
TOT ADJ			DECL											FRZ														
UNIT PRICE			YR											CONSRV														
ADJ UNIT PRICE			REVIEW DATE											BY														
LAND VALUE			02/09/2023											NWA														
OTHER ADJUSTMENTS AND NOTES			Total Acres: 0.00											Total Land Value: 80,000														
YEAR			Market: 0											Agricultural: 0														
DENSITY			Common: 80,000											PRINTED 08/02/2023 BY SYS														
DECL																												
FRZ																												
YR																												
CONSRV																												

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