TRACT 21
IN OR 860/1745
WILSON NECK HILLS 2 UNR

MCKELVEY TIMOTHY R & SUSAN C
10131 WOODROW RAULERSON RD
GLEN ST MARY, FL 32040

2024

43-2N-27-4643-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	03	Quality Level 03

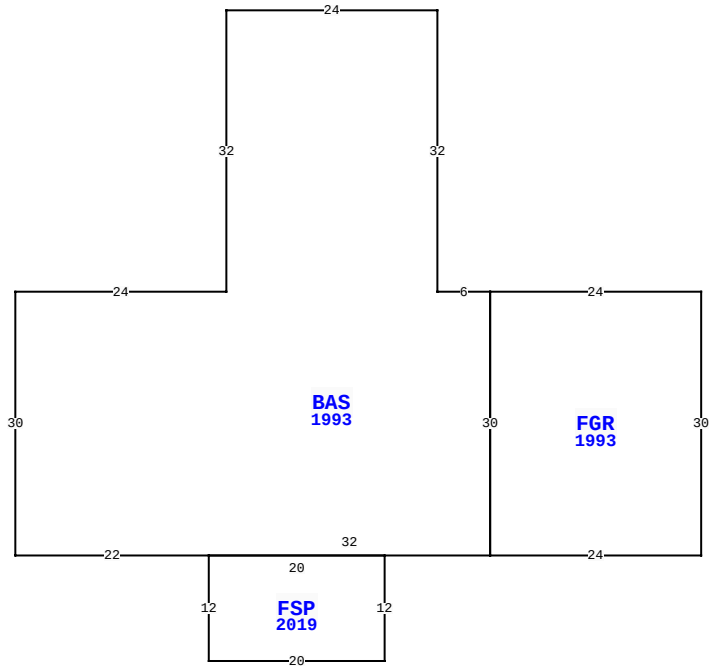
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,388	100	2,388	207,848
FGR	720	55	396	34,467
FSP	240	40	96	8,356
TOTALS	3,348		2,880	250,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,880	108.1000	102.70	295,776	1986	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 2024 Heated Area: 2388 HX Base Yr



85357 ELISE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,712
TOTAL MARKET OB/XF VALUE	10,809
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	345,521
SOH/AGL Deduction	0
ASSESSED VALUE	345,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,521
TOTAL JUST VALUE	345,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01048	ADDITION	12,240	05/01/1994
0566	ADDITION	28,720	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0860/1745	12/30/1998	WD	Q	I		153,500
GRANTOR: ANDERSON BRENDA K & M						
GRANTEE: MCKELVEY TIMOTHY R						
0690/0958	10/15/1993	QC	U	I	01	100
GRANTOR: ANDERSON BRENDA K						
GRANTEE: ANDERSON & MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] W6 N32 W24 S32 W24 S30 E22
FSP=[YR=2019] S12 E20 N12 W20$ E32 N30$ S30 E24 N30$.

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
1	0812	CONCRETE C	0	0	0	0	2,011.00	SF	4.00	4.00	100	1988	1988	3	54.5	4,384	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
3	1242	WD DECK A	0	0	0	0	144.00	SF	10.00	10.00	100	1992	1992	3	20	288	
4	0812	CONCRETE C	0	0	0	0	1,389.00	SF	3.40	3.40	100	2004	2004	3	84	3,967	

LAND DESCRIPTION

TOTAL OB/XF 10,809

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	000100	C	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

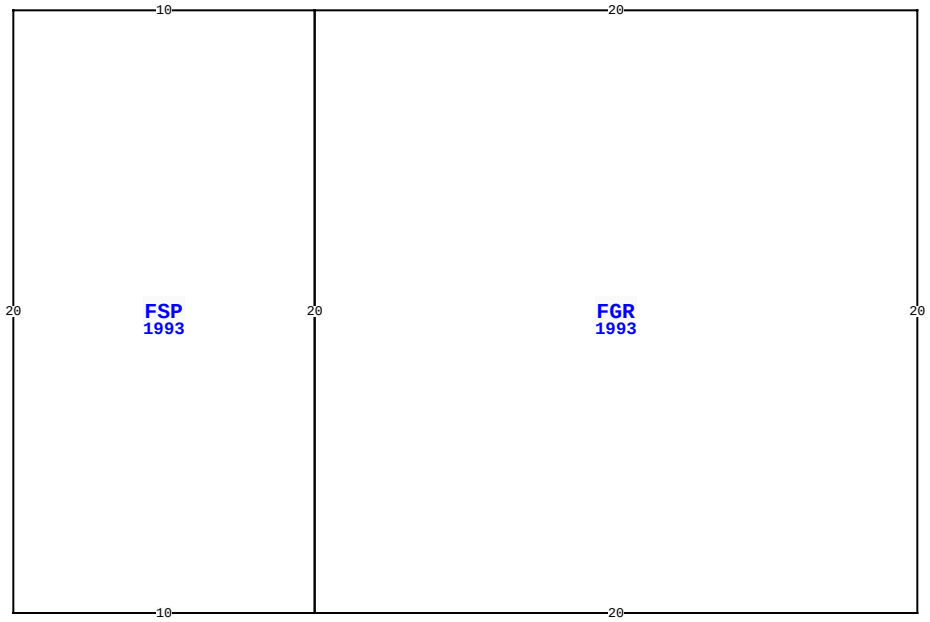
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	400	55	220	2,965
FSP	200	40	80	1,078
TOTALS	600		300	4,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	300	77.0000	26.95	8,085	1986	1990	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 2024 Heated Area: 0 HX Base Yr



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BUILDING DIMENSIONS

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EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/13/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS