

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

2024

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
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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	1,998	100	1,998	169,310
FGR	648	55	356	30,167
FOP	168	30	50	4,237
USP	428	30	128	10,847

TOTALS	3,242		2,532	214,561
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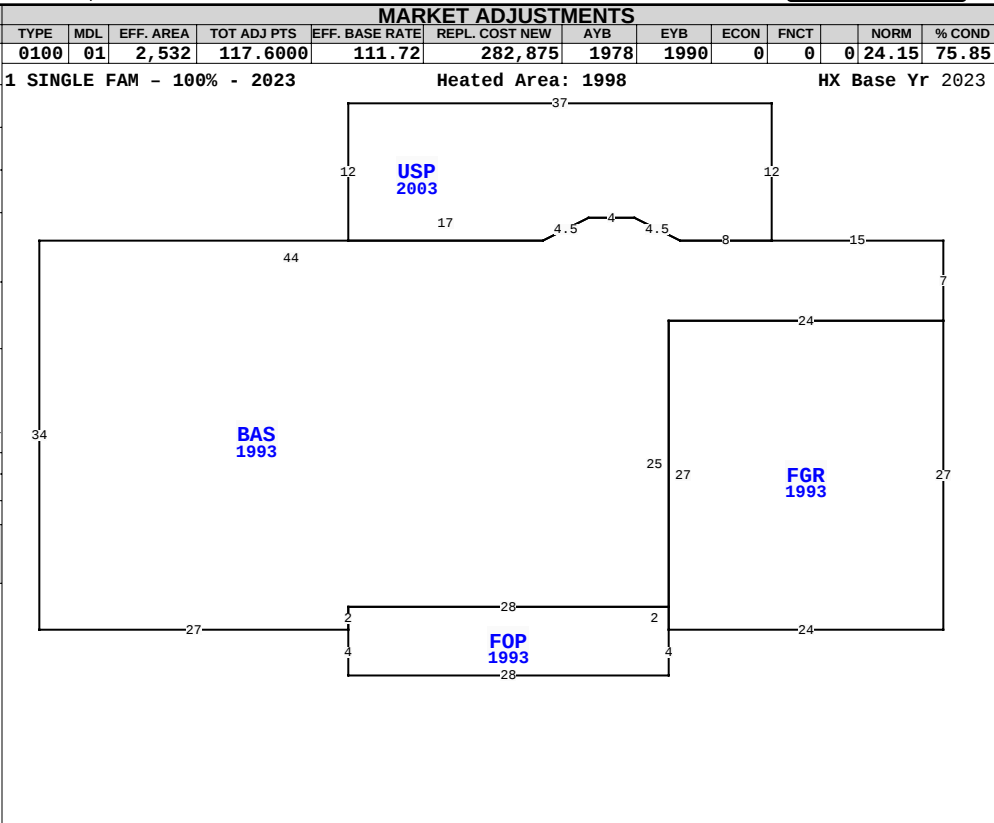
EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0 100	0	0	1,703.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,214	
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1980	1980	3	20	7,650	
4	0940	SHEDS/PORT	0 100	16	24	480.00	SF	20.10	20.10	100	1989	1989	3	20	1,930	
5	0845	KOOL DECK	0 100	0	0	325.00	SF	7.25	7.25	100	1980	1980	3	32.5	766	
6	0681	POLE SHED	0 100	12	24	288.00	SF	15.00	15.00	100	2001	2001	3	29	1,253	
7	0681	POLE SHED	0 100	12	24	288.00	SF	15.00	15.00	100	2001	2001	3	29	1,253	
8	0751	UOP	0 100	12	8	96.00	SF	10.00	10.00	100	2001	2001	3	29	278	
9	0910	SCRN RM L	0 100	41	28	1,148.00	SF	15.00	15.00	100	2003	2003	3	21	3,616	
10	0351	CARPORT MT	0 100	20	21	420.00	SF	6.60	6.60	100	1994	1994	3	20	554	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	0.75	80,000.00	60,000.00	120,000							

REVIEW DATE 04/17/2023 BY DJ



85532 ELISE RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,561	
TOTAL MARKET OB/XF VALUE		41,410	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		375,971	
SOH/AGL Deduction		36,758	
ASSESSED VALUE		339,213	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		289,213	
TOTAL JUST VALUE		375,971	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,906	

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	SALE PRICE
2597/0132	10/14/2022	PR	Q	I	01	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

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\$.

Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS

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