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

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

2024

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

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	Quality Level 06

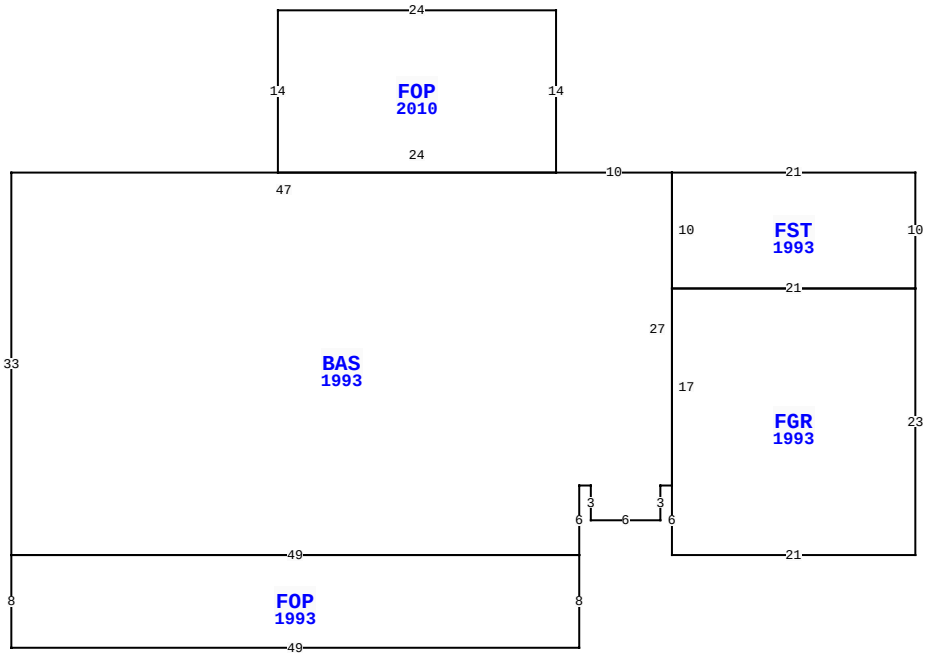
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	1,851	166,007
FGR	483	55	266	23,856
FOP	392	30	118	10,583
FOP	336	30	101	9,058
FST	210	55	116	10,404
TOTALS	3,272		2,452	219,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,452	126.2976	119.98	294,191	1988	1988	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 0 Heated Area: 1851 HX Base Yr



85580 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		230,250
TOTAL MARKET OB/XF VALUE		55,117
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		365,367
SOH/AGL Deduction		177,729
ASSESSED VALUE		187,638
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,638
TOTAL JUST VALUE		365,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23360	SWIM POOL	25,000	03/01/2010
4123	N/A	78,822	05/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0467/0769	9/01/1985	WD	U	V		6,500
GRANTOR:						
GRANTEE:						
0467/0437	9/01/1985	WD	U	V		11,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W21 BAS=[YR=1993] W10 FOP=[YR=2010] N14 W24 S14 E24$ W47 S33 FOP=[YR=1993] S8 E49 N8 W49 $ E49 N6E1 S3 E6 N3 E1 FGR=[YR=1993] S6 E21 N23 W21 S17 $N27 $ S10 E21 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1987	1987	3	20	960	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1988	1988	3	54.5	57	
4	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	1988	1988	3	54.5	368	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,417	
6	0812	CONCRETE C	0	100	0	0	2,634.00	SF	4.00	4.00	100	1993	1993	3	66	6,954	
7	1127	BRICK 8"	0	100	18	2	36.00	SF	11.00	11.00	100	1989	1989	3	85	337	
8	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2005	2005	3	86	1,789	
9	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	100	2010	2010	3	60	22,848	
10	0855	CONC PAVER	0	100	0	0	1,124.00	SF	10.00	10.00	100	2010	2010	3	91	10,228	

TOTAL OB/XF 47,198

LAND DESCRIPTION

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	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/09/2023 BY NWA 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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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

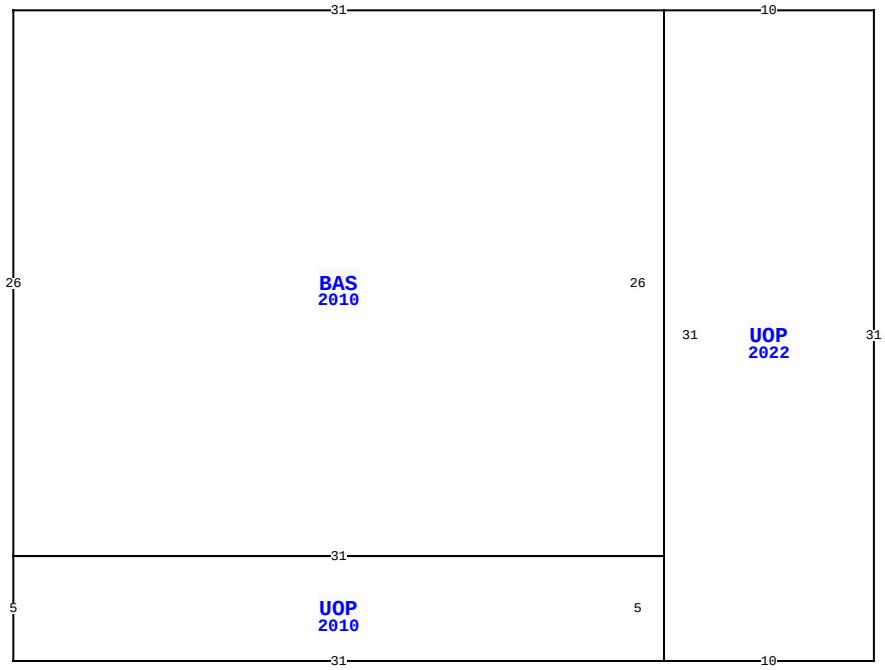
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100	806	9,272
UOP	155	20	31	357
UOP	310	20	62	713
TOTALS	1,271		899	10,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	899	52.1640	18.26	16,416	2000	2000	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 0 Heated Area: 806 HX Base Yr



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NASSAU COUNTY PROPERTY

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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W31 S26 UOP=[YR=2010] S5 E31 UOP=[YR=2022] E10 N31 W10 S31$ N5 W31$ E31 N26$.

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
11	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2010	2010	3	78	4,493	
12	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	
13	0472	VF 2 RAIL	0	100	0	0	168.00	LF	15.00	15.00	100	2005	2005	3	66	1,663	
14	0681	POLE SHED	0	100	26	14	364.00	SF	15.00	15.00	100	2000	2000	3	28	1,529	

LAND DESCRIPTION

TOTAL OB/XF 7,919

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

REVIEW DATE 02/09/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS