PT OF NATHANIEL WILDER GRANT
SEC 41-4N-26E & PT GOVT LOT 1
SEC 27-4N-26E IN OR 2697/947

MCELROY HAMILTON STONE & CHARLSIE BIRD
852760 US HWY 17
YULEE, FL 32097

2025

41-4N-26-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

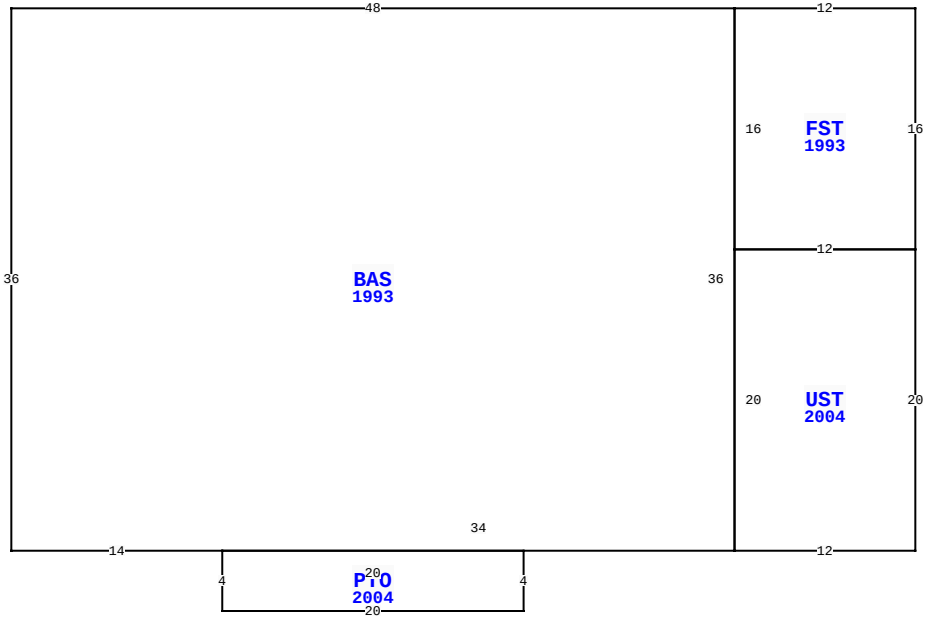
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	144,958
FST	192	55	1993	106	8,892
PTO	80	5	2004	4	335
UST	240	45	2004	108	9,060
TOTALS	2,240			1,946	163,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	104.8600	104.86	204,058	1979	1984	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1728 HX Base Yr 2017



852760 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		163,246
TOTAL MARKET OB/XF VALUE		4,925
TOTAL LAND VALUE - MARKET		112,958
TOTAL MARKET VALUE		281,129
SOH/AGL Deduction		188,626
ASSESSED VALUE		92,503
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,781
TOTAL JUST VALUE		281,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002464	REPAIR/RRF	1,800	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/947	2/29/2024	WD	U	I	11	100
GRANTOR: MCELROY CHARLSIE BIRD						
GRANTEE: MCELROY HAMILTON ST						
2088/1934	12/14/2016	WD	U	I	11	100
GRANTOR: BIRD CHARLES G & JO B						
GRANTEE: MCELROY CHARLSIE BI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W 48 S36 E14 PTO=[YR=2004] S4 E20 N4 W20$ E34 UST=[YR=2004] E12 N20 W12 S20$ N36$ S16 E12 N16$.

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	0510	GARAGE WD-	0	100	25	42	1,050.00	SF	23.45	23.45	100	1980	1980	3	20	4,925	

LAND DESCRIPTION

TOTAL OB/XF 4,925

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	RES	100	0004	OR	0.00	0.00	1.67	AC		1.00	1.00	1.50	45,000.00	67,500.00	112,725							
2	009620	C	MARSH	100		OR	0.00	0.00	2.33	AC		1.00	1.00	1.00	100.00	100.00	233							

REVIEW DATE 08/09/2022 BY KBA Total Acres: 4.00 Total Land Value: 112,958 Market: 0 Agricultural: 0 Common: 112,958 PRINTED 07/30/2025 BY SYS