IN OR 1068/1292

MCQUARRY CHASE E
85370 ELISE ROAD
YULEE, FL 32097

2025

43-2N-27-0000-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

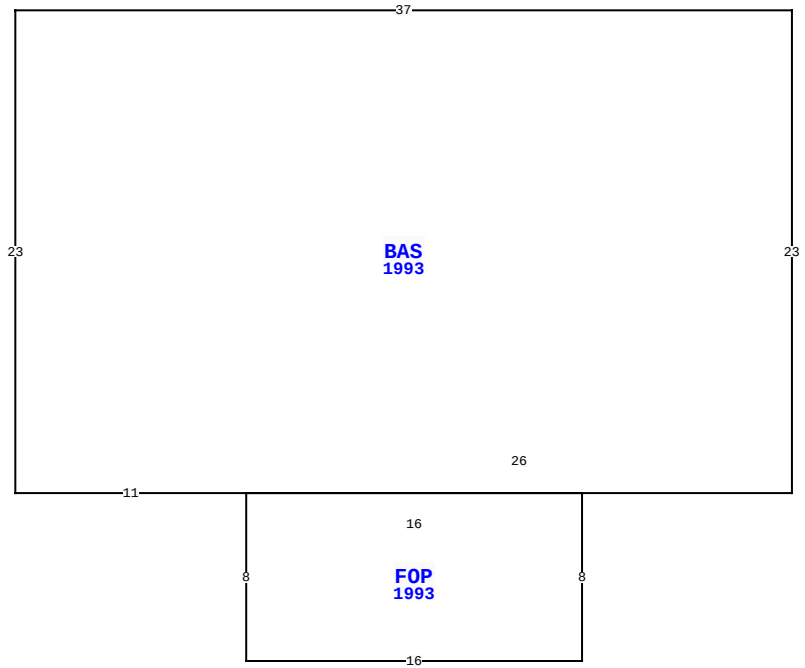
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	851	100	1993	851	62,395
FOP	128	30	1993	38	2,786
TOTALS	979			889	65,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	889	104.0040	104.00	92,456	1960	1980	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 2003 Heated Area: 851 HX Base Yr 2003



85370 ELISE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,181
TOTAL MARKET OB/XF VALUE		3,912
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		154,093
SOH/AGL Deduction		90,856
ASSESSED VALUE		63,237
TOTAL EXEMPTION VALUE	HX HB	38,237
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		154,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7827	XFOB	5,440	02/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1068/1292	7/16/2002	WD	Q	I		84,000
GRANTOR: LANE KENNETH CHARLES						
GRANTEE: MCQUARRY CHASE E						
0749/1758	1/29/1996	WD	Q	I		57,000
GRANTOR: TERRY WAYNE R						
GRANTEE: LANE KENNETH CHARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 S23 E11 FOP=[YR=1993] S8 E16 N8 W16$ E26 N23$.

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1992	1992	3	20	160	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1992	1992	3	20	2,240	
3	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	1992	1992	3	62	1,032	
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	12.00	12.00	100	1992	1992	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 3,912

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS