LOT 1
IN OR 2092/749
WILSON NECK HILLS PB 4/62

VICKERS CLINT M & ASHLEY D
85342 ELISE RD
YULEE, FL 32097

2025

43-2N-27-4642-0001-0000

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 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

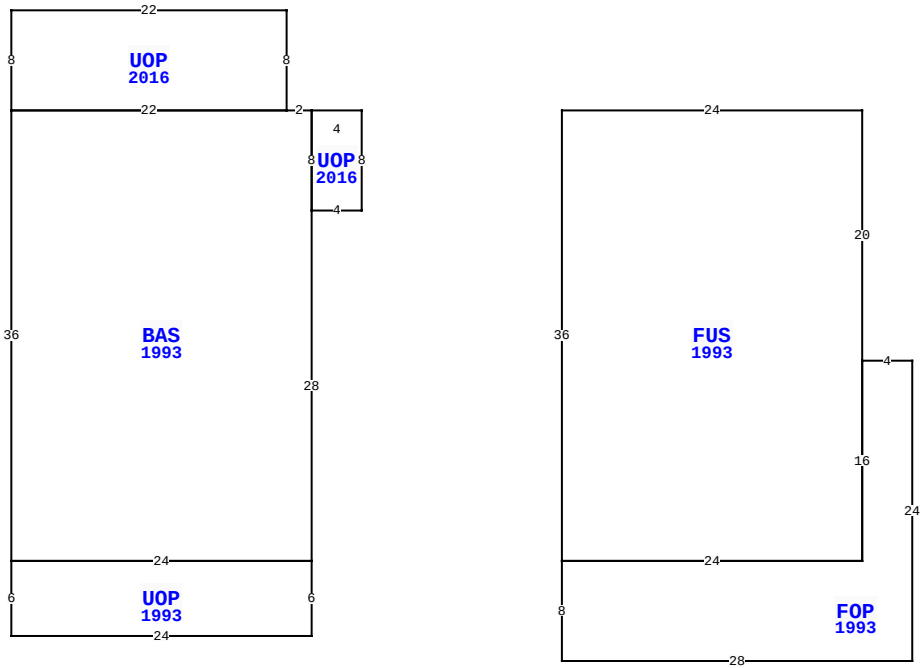
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	98,393
FOP	288	30	1993	86	9,794
FUS	864	100	1993	864	98,393
UOP	144	20	1993	29	3,302
UOP	32	20	2016	6	684
UOP	176	20	2016	35	3,986
TOTALS	2,368			1,884	214,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	132.4225	132.42	249,479	1981	1995	0	0	0	14.00	86.00

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



85342 ELISE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,552
TOTAL MARKET OB/XF VALUE		8,031
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		307,583
SOH/AGL Deduction		118,841
ASSESSED VALUE		188,742
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,020
TOTAL JUST VALUE		307,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035522	REPAIR/RRF	6,000	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0749	12/29/2016	WD	Q	I	01	189,900
GRANTOR: MURDOCK CHRISTOPHER M						
GRANTEE: VICKERS CLINT M & A						
2036/1839	3/31/2016	SW	U	I	12	54,900
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: MURDOCK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=2016] N8 W22 S8 E22$ W22 S36
UOP=[YR=1993] S6 E24N6 W24$ E24 N28 UOP=[YR=2016] E4 N8 W4
S8$ N8$ PTR= E20 FUS=[YR=1993] E24 S20 FOP=[YR=1993] E4
S24W28 N8 E24 N16$ S16 W24 N36$ W20$.

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	0810	CONCRETE A	0	100	0	0	232.00	SF	6.50	6.50	100	1989	1989	3	54.5	822	
2	0812	CONCRETE C	0	100	0	0	2,503.00	SF	4.00	4.00	100	1997	1997	3	72	7,209	

LAND DESCRIPTION

TOTAL OB/XF 8,031

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