LOT 3
WILSON NECK HILLS PB 4/62

KILROY MICHAEL WILLIAM/FLEMING CARISSA
85274 ELISE ROAD
YULEE, FL 32097

2025

43-2N-27-4642-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

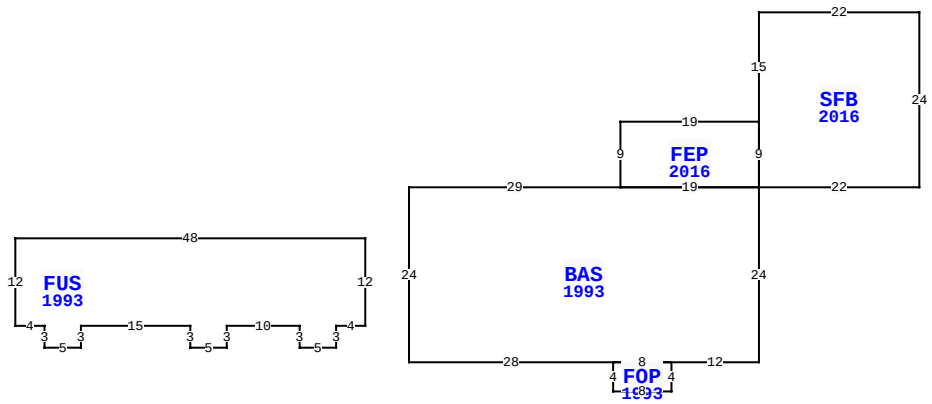
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	111,174
FEP	171	80	2016	137	13,221
FOP	32	30	1993	10	965
FUS	621	100	1993	621	59,930
SFB	528	80	2016	422	40,725
TOTALS	2,504			2,342	226,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	125.7438	125.74	294,483	1980	1995	0	0	0	23.25	76.75

1 SINGLE FAM – 100% - 2004 Heated Area: 2195 HX Base Yr 2004



85274 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		226,016
TOTAL MARKET OB/XF VALUE		4,610
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		315,626
SOH/AGL Deduction		174,013
ASSESSED VALUE		141,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,891
TOTAL JUST VALUE		315,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,480

1/2017KW: MISC ALUMN CRPT = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632436	GARAGE REPAIR	0	06/02/2016
B1632070	DEMOLITION	0	04/01/2016
BL47280	XFOB	6,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/875	1/24/2025	WD	Q	I	01	388,000
GRANTOR: SOUTHWELL F KEITH & P						
GRANTEE: KILROY MICHAEL WILL						
0838/1638	6/23/1998	WD	Q	I		91,000
GRANTOR: TAYLOR FRANK V & STAC						
GRANTEE: SOUTHWELL F KEITH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-41,24] W29 S24 E28 E8 E12 N24 W19 $
FUS=[YR=1993;ORIG=-124,31] E48 S12 W4 S3 W5 N3 W10 S3 W5 N3 W15 S3 W5 N3 W4 N12 $
SFB=[YR=2016;ORIG=0,0] W22 S15 S9 E22 N24 $
FEP=[YR=2016;ORIG=-22,15] W19 S9 E19 N9 $
FOP=[YR=1993;ORIG=-42,48] S4 E8 N4 W8 $
PTR=[ORIG=0,0] E15 W15 $
.

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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	368.00	SF	6.50	6.50	100	1980	1980	3	30	718	
3	1242	WD DECK A	0	100	0	0	528.00	SF	10.00	10.00	100	1980	1980	3	20	1,056	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	27.00	27.00	100	2000	2000	3	20	1,296	

LAND DESCRIPTION

TOTAL OB/XF 4,610

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