LOT 29 2012 JACB DW/MH
IN OR 835 PG 1237
WILSON NECK HILLS PB 4/62

FERRIS LARRY S & JEANNE LEE
85039 ELISE ROAD
YULEE, FL 32097

**2025**

**43-2N-27-4642-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

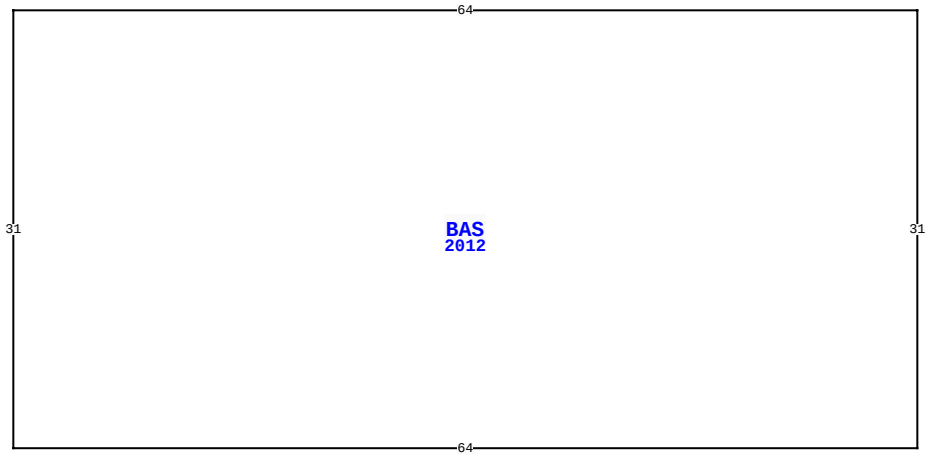
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,984 | 100 | 2012 | 1,984 | 134,399 |
| TOTALS | 1,984 | | | 1,984 | 134,399 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,984 | 117.2000 | 99.62 | 197,646 | 2012 | 2012 | 0 | 0 | 0 | 32.00 | 68.00 |

2 M/H 94+ – 100% - 1999 Heated Area: 1984 HX Base Yr 1999




85039 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 | | 134,399 |
| TOTAL MARKET OB/XF VALUE | | 5,820 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 225,219 |
| SOH/AGL Deduction | | 105,002 |
| ASSESSED VALUE | | 120,217 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 69,495 |
| TOTAL JUST VALUE | | 225,219 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 208,059 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH5411 | MOBILE HOME | 0 | 06/18/2012 |
| M17174 | MH | 0 | 05/01/2012 |
| P15905 | MOBILE HOME | 0 | 05/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0835/1237 | 5/29/1998 | WD | Q | I | | 31,000 |
| GRANTOR: EZELL BEATRICE C | | | | | | |
| GRANTEE: FERRIS LARRY & JEAN | | | | | | |
| 0680/1928 | 5/17/1993 | WD | U | V | 09 | 26,500 |
| GRANTOR: SHEFFIELD VIRGINIA W | | | | | | |
| GRANTEE: EZELL BEATRICE C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W64 S31 E64 N31$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 14 | 140.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 840 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 168.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 336 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 12 | 120.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 22 | 792 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2012 | 2012 | 3 | 94 | 3,290 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 10 | 5 | 50.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 50 | 250 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 10 | 6 | 60.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 50 | 300 | |
| 7 | 0851 | PATIO STON | 0 | 100 | 6 | 3 | 18.00 | SF | 0.75 | 0.75 | 100 | 2012 | 2012 | 3 | 92 | 12 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,820

| 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 | 0006 | 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