LOT 31
WILSON NECK HILLS PB 4/62

RHEA MARVIN JESSIE
85109 ELISE RD
YULEE, FL 32097

2025

43-2N-27-4642-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

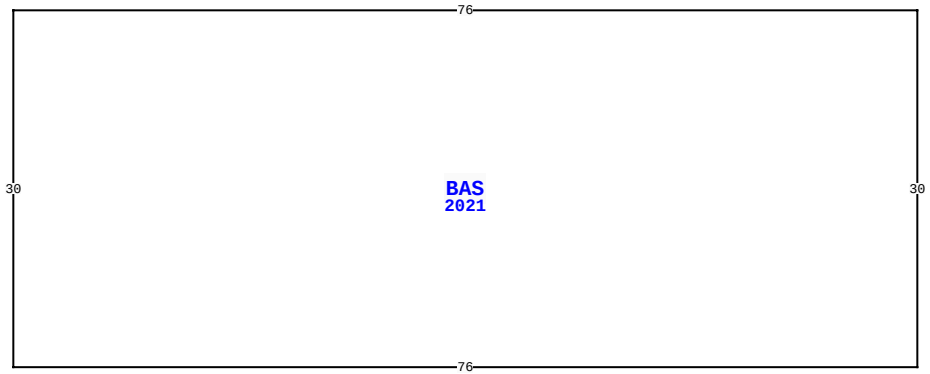
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	217,391
TOTALS	2,280			2,280	217,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,280	107.0160	96.31	219,587	2021	2021	0	0	0	1.00	99.00

2 SFR MODULR – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



85109 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		217,391
TOTAL MARKET OB/XF VALUE		1,564
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		303,955
SOH/AGL Deduction		91,348
ASSESSED VALUE		212,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,885
TOTAL JUST VALUE		303,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009024	CO ISSUED	0	07/12/2021
21001750	MODULAR HM	0	02/16/2021
M972473	H/AC	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1013	7/20/2020	FJ	U	I	11	0
GRANTOR: JOWERS ROSA LEE EST						
GRANTEE: RHEA MARVIN JESSIE						
2376/0694	8/22/2016	FJ	U	I	11	0
GRANTOR: RHEA MARVIN JESSIE						
GRANTEE: JOWERS ROSA LEE EST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S30 E76 N30$.

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	12	120.00	SF	20.10	20.10	100	1986	1986	3	20	482	
2	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1999	1999	3	26	749	
3	0350	CARPORT WD	0	100	16	8	128.00	SF	13.00	13.00	100	1999	1999	3	20	333	

LAND DESCRIPTION

TOTAL OB/XF 1,564

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 07/09/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS