LOTS 33 & 34
IN OR 1126/1085
WILSON NECK HILLS PB 4/62

CARTATEGUI WALTER A
85185 ELISE ROAD
YULEE, FL 32097

2025

43-2N-27-4642-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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		2 100
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

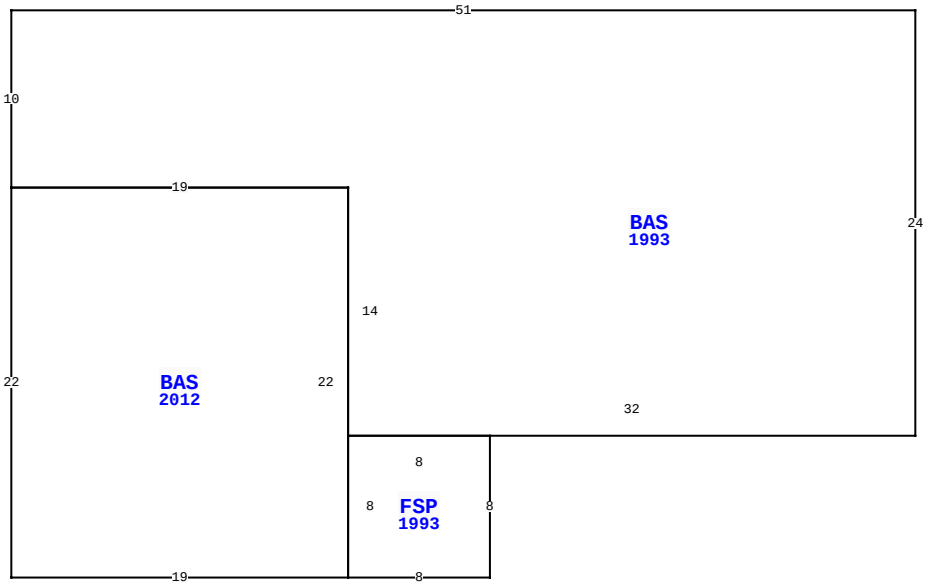
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	958	100	1993	958	97,166
BAS	418	100	2012	418	42,396
FSP	64	40	1993	26	2,637
TOTALS	1,440			1,402	142,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	122.2000	122.20	171,324	1981	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 1988 Heated Area: 1376 HX Base Yr 1988



85185 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		142,199
TOTAL MARKET OB/XF VALUE		22,632
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		334,831
SOH/AGL Deduction		191,745
ASSESSED VALUE		143,086
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		87,364
TOTAL JUST VALUE		334,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213184	REPAIR/RRF	7,970	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/1084	4/02/2003	WD	Q	I	01	100
GRANTOR: CARTATEGUI WALTER A &						
GRANTEE: CARTATEGUI WALTER A						
0602/0263	7/15/1990	QC	Q	I	01	100
GRANTOR: CARTATEGUI WALTER						
GRANTEE: CARTATEGUI WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S10 BAS=[YR=2012] S22 E19 FSP=[YR=1993] E8N8 W8 S8$ N22 W19$ E19 S14 E32N24$.

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	17	15	255.00	SF	6.50	6.50	100	1981	1981	3	32.5	539	
2	0200	BARN WD 0-	0	100	24	40	960.00	SF	30.00	30.00	100	1986	1986	3	20	5,760	
3	1242	WD DECK A	0	100	0	0	1,210.00	SF	10.00	10.00	100	2005	2005	3	22	2,662	
4	0812	CONCRETE C	0	100	0	0	3,612.00	SF	4.00	4.00	100	1999	1999	3	75	10,836	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 22,632

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	2.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS