LOT 35 OR 269/215 & 306/264
CASE NO 93-808 CA
WILSON NECK HILLS PB 4/62

SARPY PATRICIA CHESNUT
PO BOX 8545
FLEMING ISLAND, FL 32006

2025

43-2N-27-4642-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

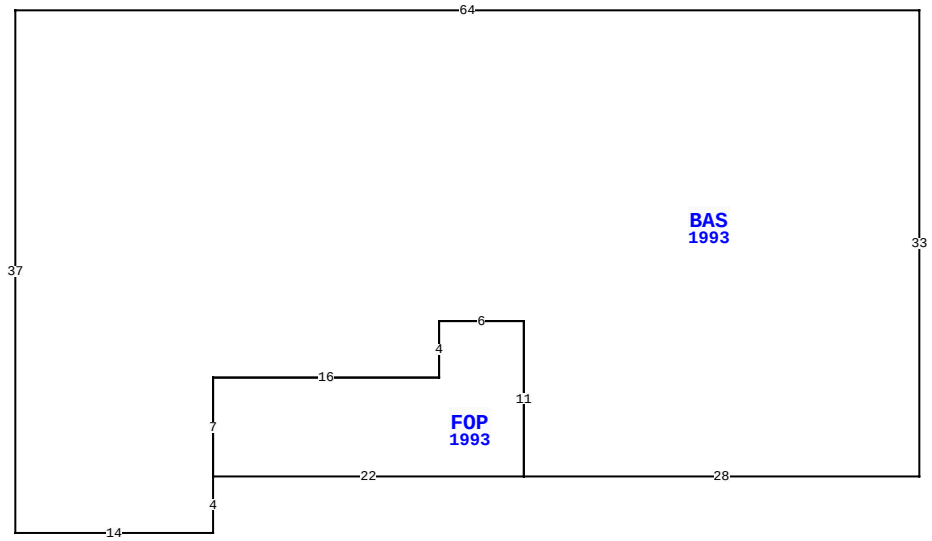
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,990	100	1993	1,990	177,956
FOP	178	30	1993	53	4,740
TOTALS	2,168			2,043	182,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,043	122.5000	122.50	250,268	1988	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 1990 HX Base Yr



85217 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	182,696
TOTAL MARKET OB/XF VALUE	8,789
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	276,485
SOH/AGL Deduction	25,116
ASSESSED VALUE	251,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,369
TOTAL JUST VALUE	276,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000497	REPAIR/RRF	13,000	01/17/2018
2752	H/AC	2,400	10/06/1988
5156	NEW CONSTR	60,714	09/12/1988
5286	TEMP POLE	0	08/12/1988
5059	GARAGE	10,580	07/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0269/0215	7/01/1978	WD	Q	I		40,000
GRANTOR:						
GRANTEE:						
0268/0395	6/01/1978	WD	Q	V		5,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S37 E14 N4 FOP=[YR=1993] E22 N11 W6 S4 W16 S7 $ N7 E16 N4 E6 S11 E28 N33 $.

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	0811	CONCRETE B	0	0	0	0	648.00	SF	5.20	5.20	100	1988	1988	3	52	1,752	
2	0812	CONCRETE C	0	0	0	0	1,360.00	SF	4.00	4.00	100	1986	1986	3	47	2,557	
3	0510	GARAGE WD-	0	0	20	32	640.00	SF	35.00	35.00	100	1988	1988	3	20	4,480	

LAND DESCRIPTION

TOTAL OB/XF 8,789

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	0		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