LOT 37
IN OR 625/853
WILSON NECK HILLS PB 4/62

WADE JACK E JR & KATHY L
85271 ELISE ROAD
YULEE, FL 32097

2025

43-2N-27-4642-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

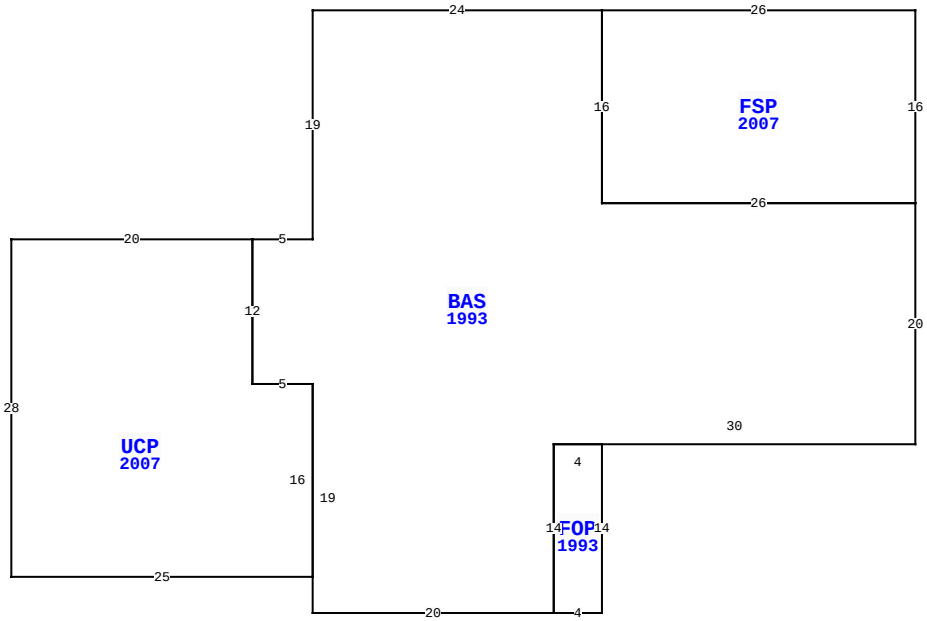
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,724	100	1993	1,724	116,014
FOP	56	30	1993	17	1,144
FSP	416	40	2007	166	11,171
UCP	640	20	2007	128	8,614
TOTALS	2,836			2,035	136,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	92.5000	92.50	188,238	1977	1977	0	0	0	27.25	72.75

1 SINGLE FAM – 100% - 0 Heated Area: 1724 HX Base Yr



85271 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		154,824
TOTAL MARKET OB/XF VALUE		53,712
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		293,536
SOH/AGL Deduction		107,850
ASSESSED VALUE		185,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,964
TOTAL JUST VALUE		293,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20136	ADDITION	15,815	06/01/2007
B19830	SWIM POOL	42,610	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0625/0853	5/07/1991	WD	Q	I	03	58,000
GRANTOR: SECRETARY VET AFFAIR						
GRANTEE: WADE JACK JR & KATH						
0600/0611	6/25/1990	CT	U	I	14	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY VET AFFAI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W26 BAS=[YR=1993] W24 S19 W5 UCP=[YR=2007] W20 S28 E25 N16 W5 N12 $ S12 E5 S19 E20 FOP=[YR=1993] E4 N14 W4 S14$ N14 E30 N20 W26 N16$ S16 E26 N16$.

EXTRA FEATURES

L N	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	0	0	144.00	SF	6.50	6.50	100	1980	1980	3	30	281	
2	0812	CONCRETE C	0	100	0	0	3,548.00	SF	4.00	4.00	100	1987	1987	3	49.5	7,025	
3	0911	SCRN RM A	0	100	0	0	1,824.00	SF	17.50	17.50	100	2007	2007	3	27	8,618	
4	0861	POOL GUNIT	0	100	0	0	552.00	SF	85.00	85.00	100	2007	2007	3	44	20,645	
5	0855	CONC PAVER	0	100	0	0	1,272.00	SF	10.00	10.00	100	2007	2007	3	87	11,066	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	22	1,584	
7	0351	CARPORT MT	0	100	32	18	576.00	SF	10.00	10.00	100	2024	2018		78	4,493	

LAND DESCRIPTION

TOTAL OB/XF 53,712

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/20/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

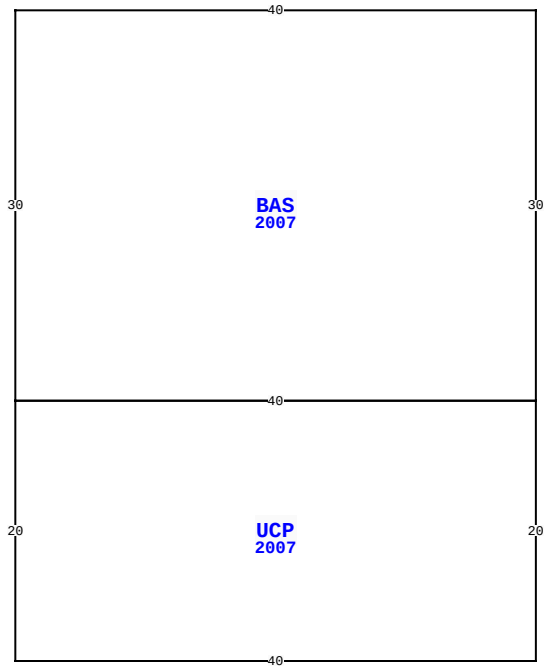
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2007	1,200	15,777
UCP	800	20	2007	160	2,104
TOTALS	2,000			1,360	17,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,360	69.6800	25.78	35,061	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 0 Heated Area: 1200 HX Base Yr



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GRANTEE: WADE JACK JR & KATH						
0600/0611	6/25/1990	CT	U	I	14	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY VET AFFAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S30 UCP=[YR=2007] S20 E40 N20 W40$ E40 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/20/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS