TRACT 21
IN OR 2733/144
WILSON NECK HILLS 2 UNR

GERMANO ARYN JADE
85357 ELISE RD
YULEE, FL 32097

2025

43-2N-27-4643-0021-0000

BUILDING CHARACTERISTICS

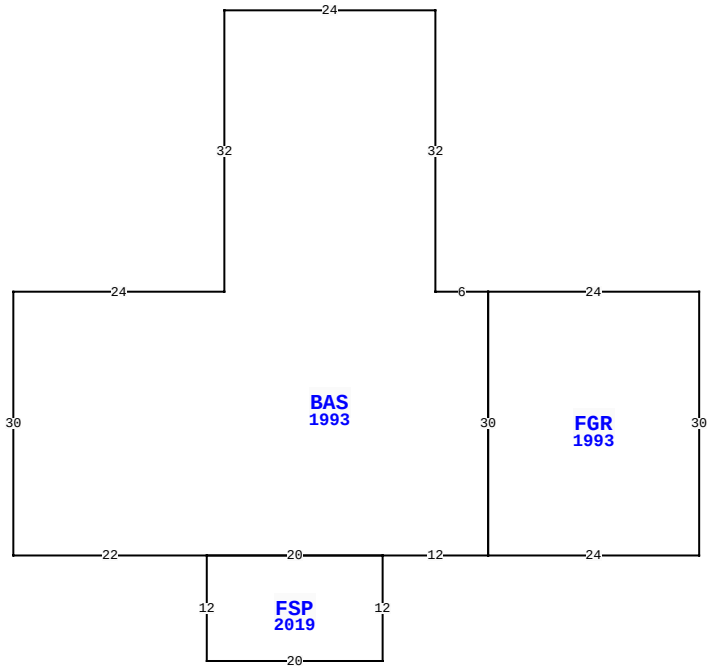
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,388	100	1993	2,388	209,156
FGR	720	55	1993	396	34,684
FSP	240	40	2019	96	8,408
TOTALS	3,348			2,880	252,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,880	103.9640	103.96	299,405	1986	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2025 Heated Area: 2388 HX Base Yr 2025



85357 ELISE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,087
TOTAL MARKET OB/XF VALUE		10,491
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		354,578
SOH/AGL Deduction		0
ASSESSED VALUE		354,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,856
TOTAL JUST VALUE		354,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01048	ADDITION	12,240	05/01/1994
0566	ADDITION	28,720	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/144	8/08/2024	WD	Q	I	01	369,000
GRANTOR: MCKELVEY TIMOTHY R &						
GRANTEE: GERMANO ARYN JADE						
0860/1745	12/30/1998	WD	Q	I		153,500
GRANTOR: ANDERSON BRENDA K & M						
GRANTEE: MCKELVEY TIMOTHY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,0] W6 N32 W24 S32 W24 S30 E22 E20 E12 N30 $
FGR=[YR=1993;ORIG=0,0] W24 S30 E24 N30 $
FSP=[YR=2019;ORIG=-56,30] S12 E20 N12 W20 $
.

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	0812	CONCRETE C	0	100	0	0	2,011.00	SF	4.00	4.00	100	1988	1988	3	52	4,183	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	1992	1992	3	20	288	
4	0812	CONCRETE C	0	100	0	0	1,389.00	SF	3.40	3.40	100	2004	2004	3	83	3,920	

LAND DESCRIPTION

TOTAL OB/XF 10,491

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 05/09/2025 BY KWA 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

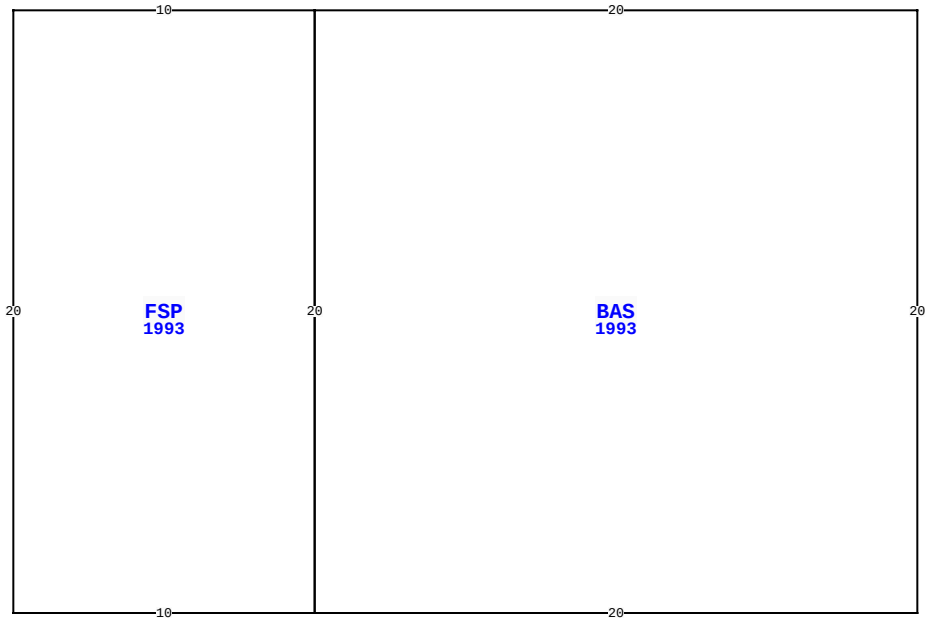
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		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	400	100	1993	400	5,698
FSP	200	40	1993	80	1,140
TOTALS	600			480	6,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	77.0000	28.49	13,675	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2025 Heated Area: 400 HX Base Yr 2025



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GRANTEE: MCKELVEY TIMOTHY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 S20 E20 N20 $
FSP=[YR=1993;ORIG=-20,0] W10 S20 E10 N20 $
.

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 05/09/2025 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS