LOT 6
IN OR 1696/591
WILSON NECK PROPERTIES PB 4/60

MURRAY IAN E
158 OLDE CONCORD RD
STAFFORD, VA 22554

2025

43-2N-27-4645-0006-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

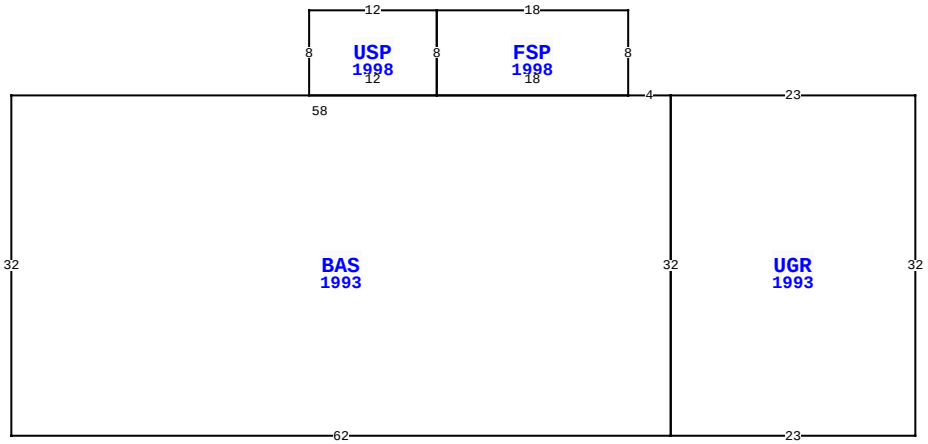
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1993	1,984	149,576
FSP	144	40	1998	58	4,372
UGR	736	45	1993	331	24,954
USP	96	30	1998	29	2,186
TOTALS	2,960			2,402	181,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,402	96.0400	96.04	230,688	1976	1981	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1984 HX Base Yr 2019



85610 ELISE RD, YULEE

BLD DATE	09/08/2015	KK	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		200,857
TOTAL MARKET OB/XF VALUE		4,762
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		290,619
SOH/AGL Deduction		84,146
ASSESSED VALUE		206,473
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,751
TOTAL JUST VALUE		290,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001712	REMODEL	0	02/21/2019
B1530789	GARAGE	48,530	07/01/2015
R98-0866	REPAIR/RRF	5,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1696/0591	8/25/2010	WD	Q	I	01	150,500
GRANTOR: FORTIN RONALD B & GLO						
GRANTEE: MURRAY IAN E						
0466/0297	9/01/1985	WD	Q	I		59,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W23 BAS=[YR=1993] W4 FSP=[YR=1998] N8 W18 USP=[YR=1998] W12 S8 E12 N8$ S8 E18$ W58 S32 E62 N32$ S32 E23 N32$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
2	1242	WD DECK A	0	100	0	0	236.00	SF	10.00	10.00	100	1997	1997	3	20	472	
3	0812	CONCRETE C	0	100	0	0	1,329.00	SF	4.00	4.00	100	1990	1990	3	57	3,030	

LAND DESCRIPTION

TOTAL OB/XF 4,762

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 04/02/2019 BY TWX 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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BUILDING CHARACTERISTICS

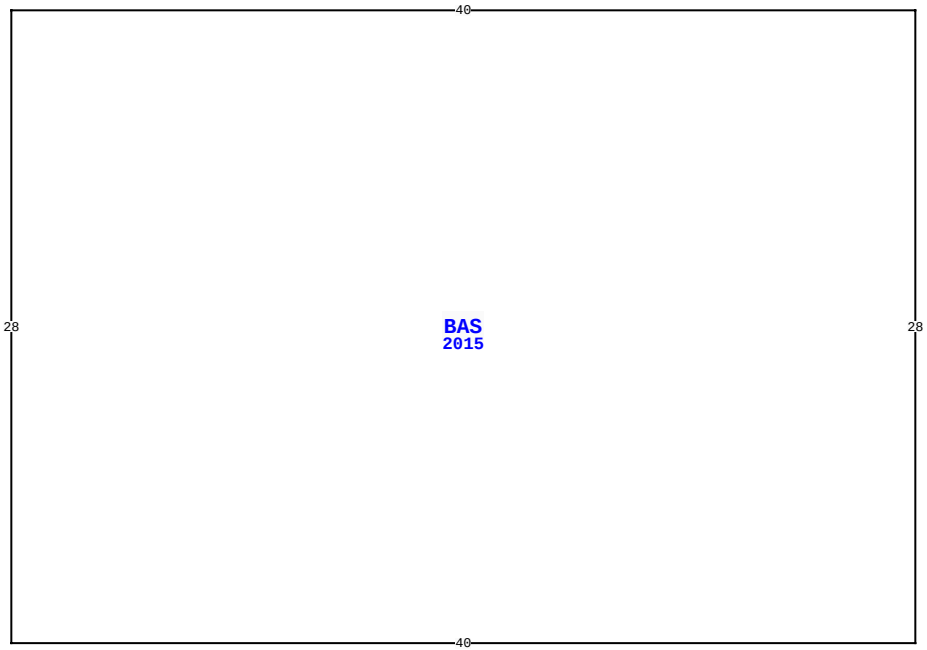
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	1,120	100	2015	1,120	19,767
TOTALS	1,120			1,120	19,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	53.0000	19.61	21,963	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2019 Heated Area: 1120 HX Base Yr 2019



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GRANTEE: MURRAY IAN E						
0466/0297	9/01/1985	WD	Q	I		59,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W40 S28 E40 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/02/2019 BY TWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS