

WILSON EDDIE DEAN/WILSON JASON ADAM
85513 ELISE ROAD
YULEE, FL 32097

43-2N-27-4645-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		03	VINYL 100		0800	02	1,219	120.0000	102.00	124,338	2019	2019		0		0	7.00	93.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2025										Heated Area: 1188					HX Base Yr 2025					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		27 44 44 13 14 8 8 13 BAS 2025 FOP 2025										BUILDING MARKET VALUE					115,634														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					0														
Interior Floo		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET					85,000														
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE					200,634														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					0														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					200,634														
Bedrooms			2 100												TOTAL EXEMPTION VALUE					HX HB WR					55,722									
Bathrooms			2 100												BASE TAXABLE VALUE					144,912														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					200,634														
Stories		1.	1. 100												NCON VALUE					115,634														
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					92,000																								
					MISC STRG = NV :KW 6/2024																													
					DW/MH VIN: LOHGA11920171(A/B)_ OWNERS: EDDIE DEAN																													
Quality		03	Quality Level 03																															
DOR CODE		0200	MOBILE HOME																															
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	1,188	100	2025	1,188	112,694																													
FOP	104	30	2025	31	2,941																													
TOTALS		1,292			1,219	115,634																												
EXTRA FEATURES						85513 ELISE RD, YULEE										BLD DATE				LGL DATE		05/09/2025		MLU										
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																		