TRACT 48
IN OR 1425/883
WILSON NECK ROAD UNIT 1 UNR

WEAVER ELIZABETH IRENE
85468 ELISE RD
YULEE, FL 32097

2025

43-2N-27-4651-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

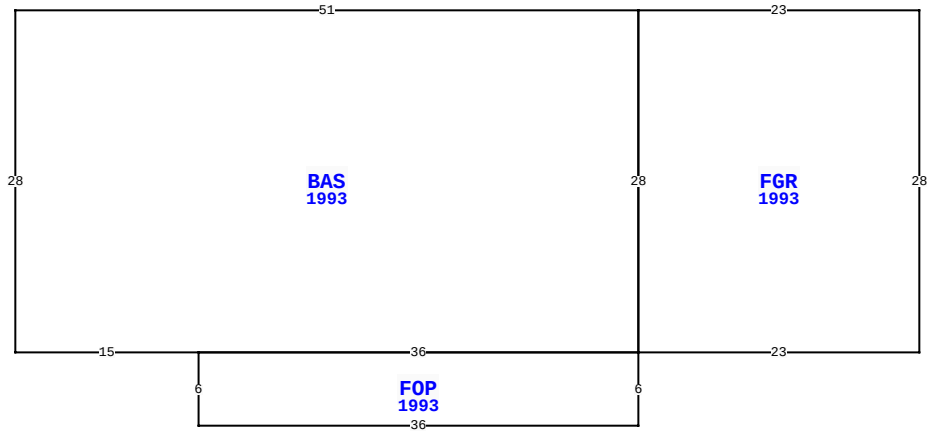
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1993	1,428	114,811
FGR	644	55	1993	354	28,462
FOP	216	30	1993	65	5,226
TOTALS	2,288			1,847	148,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,847	120.0000	120.00	221,640	1978	1978	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1428 HX Base Yr 2006



85468 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		154,493
TOTAL MARKET OB/XF VALUE		2,102
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		241,595
SOH/AGL Deduction		124,908
ASSESSED VALUE		116,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,965
TOTAL JUST VALUE		241,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632967	WINDOWS	5,721	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/0883	7/03/2006	QC	Q	I	01	100
GRANTOR: WEAVER LARRY LEE						
GRANTEE: WEAVER ELIZABETH IR						
0249/0300	10/10/1977	WD	U	I		0
GRANTOR: PHILIPS ELISE TRUSTEE						
GRANTEE: WEAVER LARRY LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S28 E15 FOP=[YR=1993] S6 E36 N6W36$ E36
FGR=[YR=1993] E23 N28 W23S28$ N28$.

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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1980	1980	3	30	562	

LAND DESCRIPTION

TOTAL OB/XF 2,102

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

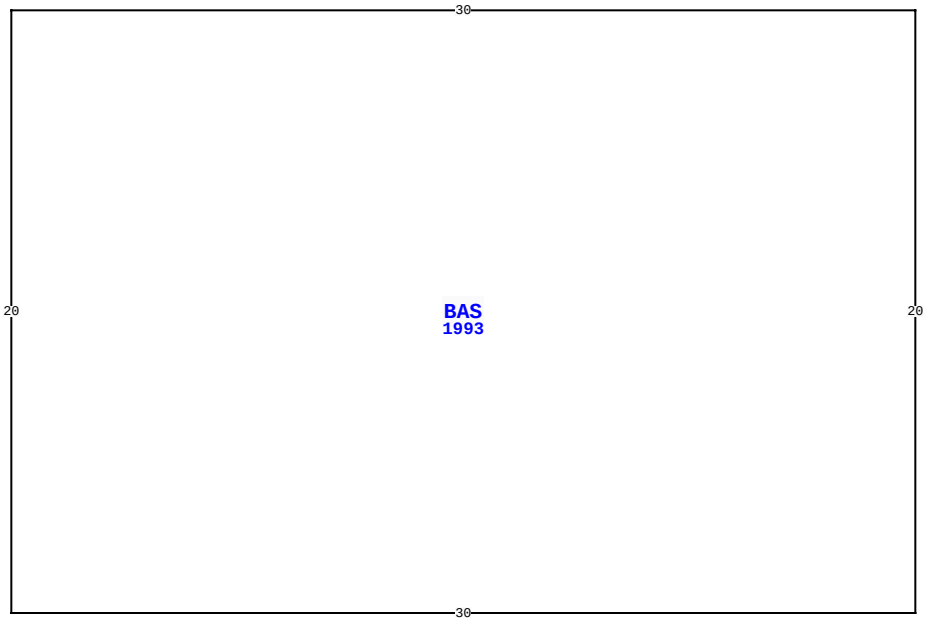
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	5,994
TOTALS	600			600	5,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	54.0000	19.98	11,988	1981	1981	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2006 Heated Area: 600 HX Base Yr 2006



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GRANTOR: PHILIPS ELISE TRUSTEE						
GRANTEE: WEAVER LARRY LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20 $.

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 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