

CALCOTE TYLER D & AMY D
86051 ELLIS LANDING ROAD
YULEE, FL 32097

51-3N-27-0000-0037-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
Exterior Wall		20	FACE BRICK 100							0900	01	2,892	112.7154	148.78	430,272	2003	2009	0	0	0	11.25	88.75	VALUATION BY								
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2020														Heated Area: 2220							
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2020							
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE							
Interior Floo		14	CARPET 60																					TOTAL MARKET OB/XF VALUE							
Interior Floo		15	HARDTILE 40																					TOTAL LAND VALUE - MARKET							
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE							
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction							
Bedrooms			3 100																					ASSESSED VALUE							
Bathrooms			2.5 100																					TOTAL EXEMPTION VALUE							
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE							
Stories		1.	1. 100																					TOTAL JUST VALUE							
Units		0	0 100																					NCON VALUE							
Occupancy		00	NONE 100																					INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
Quality		04	Quality Level 04																												
DOR CODE		5000	IMPROVED AG																												
MAP NUM			MKT AREA																					04							
NEIGHBORHOOD/LOC			4053.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,220	100	2003	2,220	293,134																										
FGR	840	55	2003	462	61,003																										
FOP	252	30	2003	76	10,035																										
FSP	252	40	2003	101	13,336																										
FST	20	55	2003	11	1,453																										
UAT	224	10	2003	22	2,905																										
TOTALS		3,808			2,892	381,866																									
EXTRA FEATURES										86051 ELLIS ESTATES LANDING RD, YULEE																					
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010															
2	0812	CONCRETE C	0	100	0	0	2,802.00	SF	4.00	4.00	100	2003	2003	3	82	9,191															
3	0300	BOAT DCK W	0	100	24	5	120.00	SF	40.00	40.00	100	2004	2004	3	32	1,536															
4	0510	GARAGE WD-	0	100	18	18	324.00	SF	35.00	35.00	100	2007	2007	3	44	4,990															
5	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	2007	2007	3	87	238															
6	0681	POLE SHED	0	100	29	18	522.00	SF	15.00	15.00	100	2008	2008	3	48	3,758															
7	0811	CONCRETE B	0	100	0	0	628.00	SF	5.20	5.20	100	2003	2003	3	82	2,678															
8	0474	VF 4 RAIL	0	100	0	0	272.00	LF	9.25	9.25	100	2007	2007	3	69	1,736															
9	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2012	2012	3	92	2,392															
10	0866	POOL FIBER	0	100	28	13	364.00	SF	72.00	72.00	100	2022	2022	3	93	24,373															
LAND DESCRIPTION										TOTAL OB/XF										53,902											
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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	6.59	AC		1.00	1.00	0.90	85,000.00	76,500.00	504,135														
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	390.00	390.00	1,521														
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	85,000.00	85,000.00	331,500														
REVIEW DATE	12/13/2022	BY	NW	Total Acres: 10.49		Total Land Value: 505,656		Market: 331,500		Agricultural: 1,521		Common: 504,135		PRINTED 07/30/2025 BY SYS																	

CALCOTE TYLER D & AMY D
86051 ELLIS LANDING ROAD
YULEE, FL 32097

51-3N-27-0000-0037-0070

[illegible]