PT OF NATHANIEL WILDER GRANT
SEC 41-4N-26E & PT GOVT LOT 1
SEC 27-4N-26E IN OR 2697/947

MCELROY HAMILTON STONE & CHARLSIE BIRD
852760 US HWY 17
YULEE, FL 32097

**2026**

**41-4N-26-0000-0001-0010**

## BUILDING CHARACTERISTICS

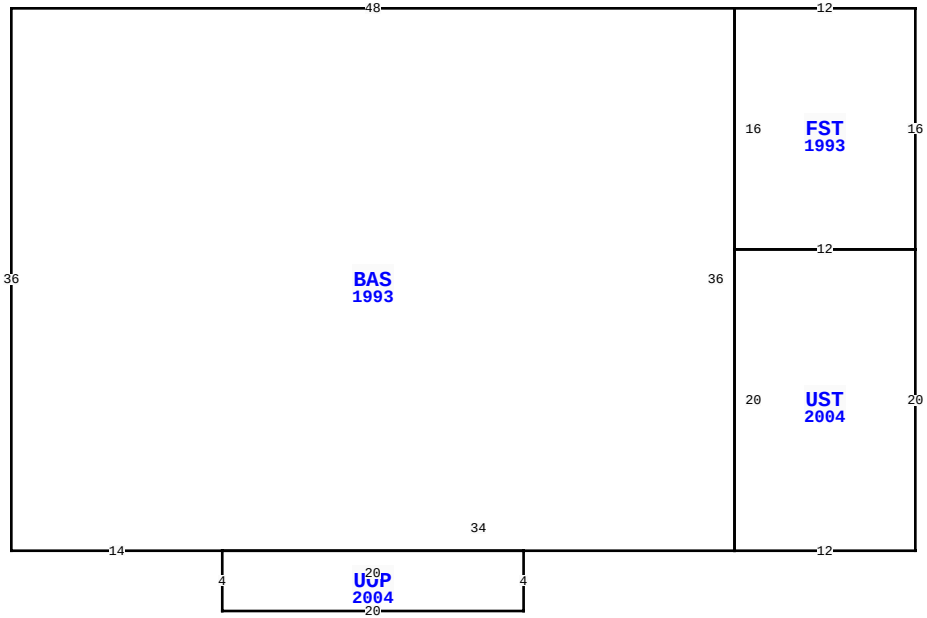
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,728 | 100 | 1993 | 1,728 | 161,144 |
| FST | 192 | 55 | 1993 | 106 | 9,885 |
| UOP | 80 | 20 | 2004 | 16 | 1,492 |
| UST | 240 | 45 | 2004 | 108 | 10,072 |
| TOTALS | 2,240 | | | 1,958 | 182,592 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,958 | 115.3460 | 121.11 | 237,133 | 1979 | 1979 | 0 | 0 | 0 | 23.00 | 77.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1728 HX Base Yr 2017




852760 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0510 | GARAGE WD- | 0 | 100 | 25 | 42 | 1,050.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 7,350 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 182,592 |
| TOTAL MARKET OB/XF VALUE | | 7,350 |
| TOTAL LAND VALUE - MARKET | | 83,733 |
| TOTAL MARKET VALUE | | 273,675 |
| SOH/AGL Deduction | | 178,674 |
| ASSESSED VALUE | | 95,001 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 43,590 |
| TOTAL JUST VALUE | | 273,675 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,129 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18002464 | REPAIR/RRF | 1,800 | 03/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2697/947 | 2/29/2024 | WD | U | I | 11 | 100 |
| GRANTOR: MCELROY CHARLSIE BIRD | | | | | | |
| GRANTEE: MCELROY HAMILTON ST | | | | | | |
| 2088/1934 | 12/14/2016 | WD | U | I | 11 | 100 |
| GRANTOR: BIRD CHARLES G & JO B | | | | | | |
| GRANTEE: MCELROY CHARLSIE BI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,0] W48 S36 E14 E34 N36 $
UST=[YR=2004;ORIG=-12,36] E12 N20 W12 S20 $
FST=[YR=1993;ORIG=0,0] W12 S16 E12 N16 $
UOP=[YR=2004;ORIG=-46,36] S4 E20 N4 W20 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,350

| 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 | 0004 | OR | 0.00 | 0.00 | 1.67 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 83,500 | | | | | | | |
| 2 | 009620 | C | MARSH | 100 | | OR | 0.00 | 0.00 | 2.33 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 233 | | | | | | | |

REVIEW DATE 04/09/2026 BY TWA Total Acres: 4.00 Total Land Value: 83,733 Market: 0 Agricultural: 0 Common: 83,733 PRINTED 07/09/2026 BY SYS