LOT 2
IN OR 2207/1091
WILSON NECK HILLS PB 4/62

LARSEN JAMES ANTHONY &/DARLEY-LARSEN MELANIE ANNE
85316 ELISE ROAD
YULEE, FL 32097

**2026**

**43-2N-27-4642-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

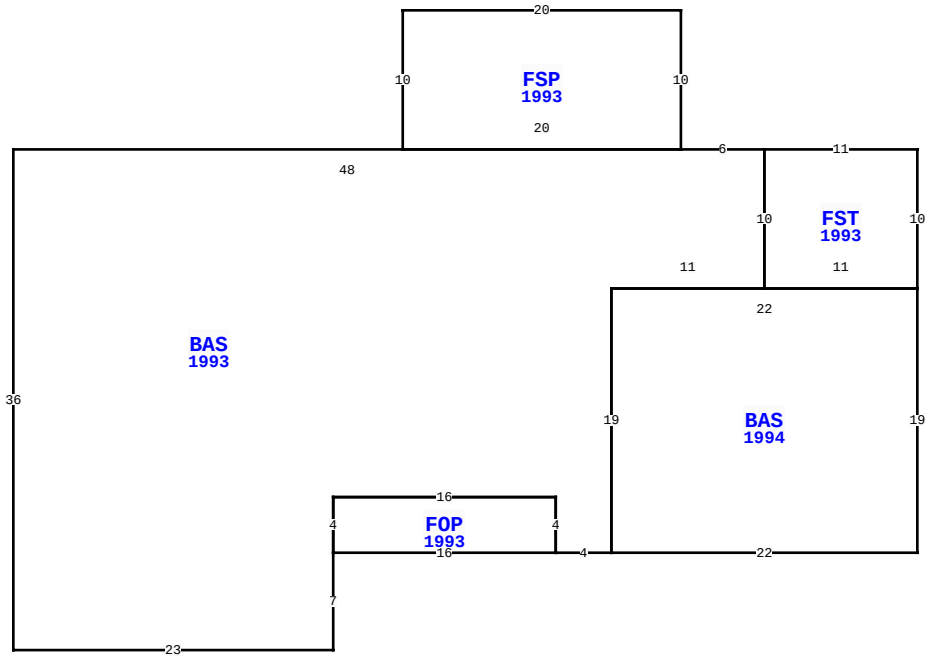
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,454 | 100 | 1993 | 1,454 | 123,302 |
| BAS | 418 | 100 | 1994 | 418 | 35,447 |
| FOP | 64 | 30 | 1993 | 19 | 1,611 |
| FSP | 200 | 40 | 1993 | 80 | 6,784 |
| FST | 110 | 55 | 1993 | 60 | 5,088 |
| TOTALS | 2,246 | | | 2,031 | 172,233 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,031 | 120.5400 | 126.57 | 257,064 | 1979 | 1979 | 0 | 0 | 0 | 33.00 | 67.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1872 HX Base Yr 2020




85316 ELISE RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 172,233 |
| TOTAL MARKET OB/XF VALUE | | 9,030 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 271,263 |
| SOH/AGL Deduction | | 92,809 |
| ASSESSED VALUE | | 178,454 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 127,043 |
| TOTAL JUST VALUE | | 271,263 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 258,321 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2902 | NEW CONSTR | 38,000 | 05/10/1979 |
| 94-0211 | REPAIR/RRF | 6,200 | 07/01/1904 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2207/1091 | 6/20/2018 | WD | Q | I | 01 | 200,000 |
| GRANTOR: MILLER LUTHER M & JAN | | | | | | |
| GRANTEE: LARSEN JAMES ANTHON | | | | | | |
| 2018/0547 | 12/11/2015 | WD | U | I | 37 | 82,000 |
| GRANTOR: CARTER KIMBERLY F ET | | | | | | |
| GRANTEE: MILLER LUTHER M & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W6 FSP=[YR=1993] N10 W20 S10 E20$ W48 S36 E23 N7 FOP=[YR=1993] E16 N4 W16 S4$ N4E16 S4 E4 BAS=[YR=1994] E22 N19 W22 S19$ N19 E11 N10$ S10 E11 N10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 42 | 1,470 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 30 | 36 | 1,080.00 | SF | 35.00 | 35.00 | 100 | 1988 | 1988 | 3 | 20 | 7,560 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,030

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS