



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

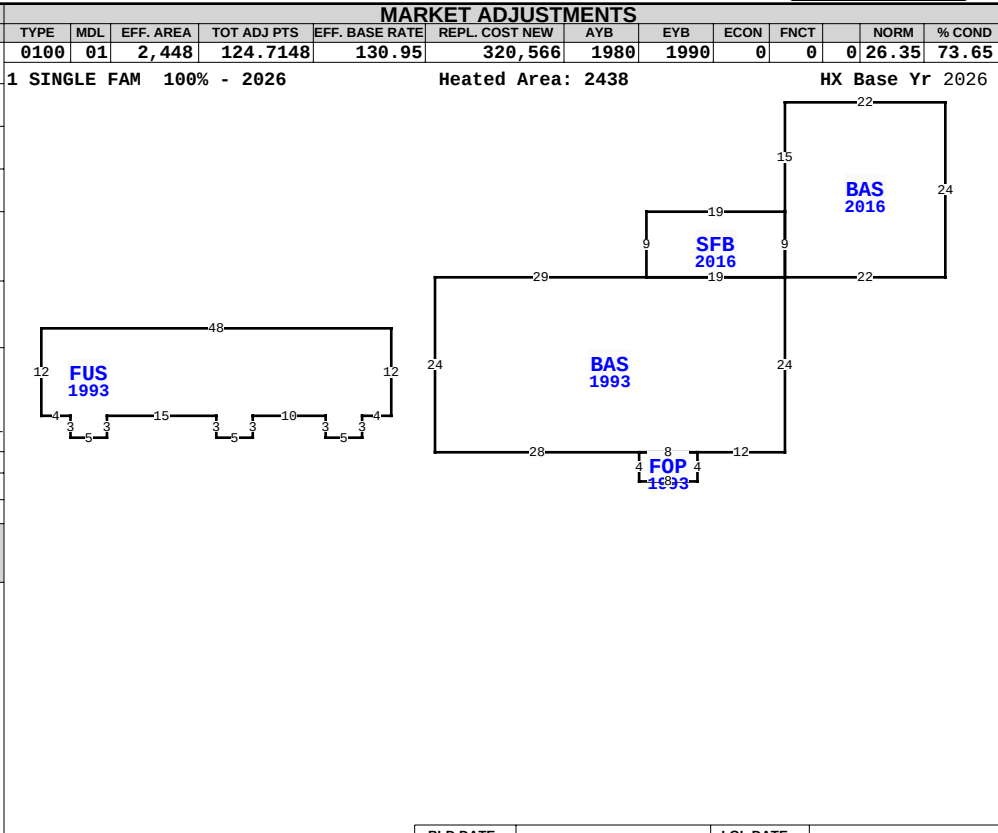
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	111,104
BAS	528	100	2016	528	50,923
FOP	32	30	1993	10	965
FUS	621	100	1993	621	59,892
SFB	171	80	2016	137	13,213

TOTALS	2,504			2,448	236,097
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	528.00	SF	10.00
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00



85274 ELISE RD, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1980	1980	3	42	1,470	
10.00	100	1980	1980	3	20	1,056	
30.00	100	2000	2000	3	20	1,440	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		236,097	
TOTAL MARKET VALUE - MARKET		TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		SOH/AGL Deduction		330,063	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		0	
TOTAL EXEMPTION VALUE		HX HB		330,063	
BASE TAXABLE VALUE		TOTAL JUST VALUE		51,411	
TOTAL JUST VALUE		NCON VALUE		278,652	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				315,626	

1/2017KW: MISC ALUMN CRPT = NV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632436	GARAGE REPAIR	0	06/02/2016
B1632070	DEMOLITION	0	04/01/2016
BL47280	XFOB	6,000	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2763/875	1/24/2025	WD Q	Q	I	01
GRANTOR: SOUTHWELL F KEITH & P					SALE PRICE
GRANTEE: KILROY MICHAEL WILL					388,000
0838/1638	6/23/1998	WD Q	Q	I	
GRANTOR: TAYLOR FRANK V & STAC					91,000
GRANTEE: SOUTHWELL F KEITH &					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-41,24] W29 S24 E28 E8 E12 N24 W19 \$									
FUS=[YR=1993;ORIG=-124,31] E48 S12 W4 S3 W5 N3 W10 S3 W5 N3									
W15 S3 W5 N3 W4 N12 \$									
BAS=[YR=2016;LABEL=DEN w/full AC;ORIG=0,0] W22 S15 S9 E22 N24 \$									
SFB=[YR=2016;LABEL=has AC;ORIG=-22,15] W19 S9 E19 N9 \$									
FOP=[YR=1993;ORIG=-42,48] S4 E8 N4 W8 \$									
PTR=[ORIG=0,0] E15 W15 \$									