LOT 14
IN OR 2224/429
WILSON NECK HILLS PB 4/62

NELSON ANTHONY L & JENNA R
85158 ELISE RD
YULEE, FL 32097

2026

43-2N-27-4642-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

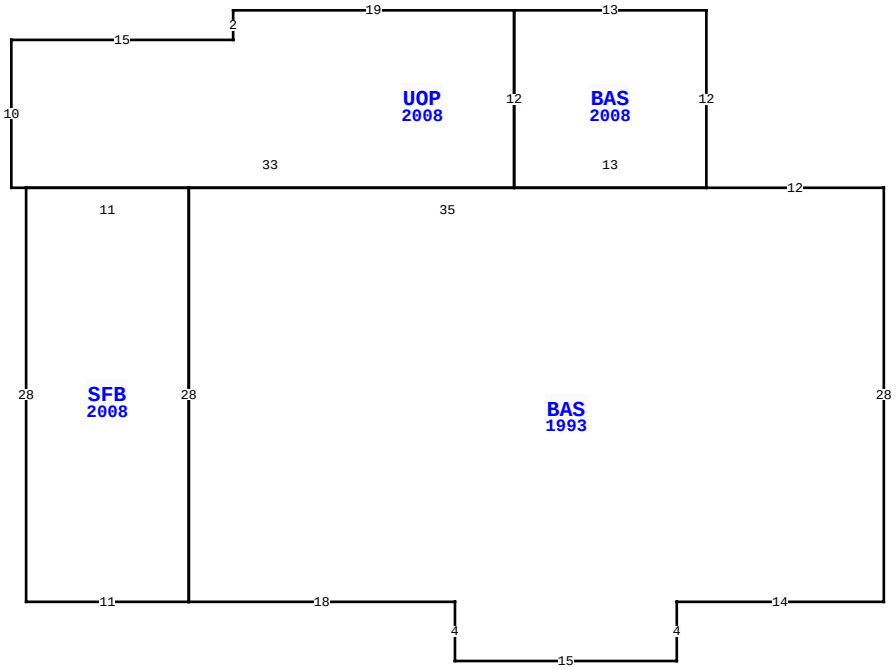
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,376	100	1993	1,376	136,407
BAS	156	100	2008	156	15,465
SFB	308	80	2008	246	24,387
UOP	378	20	2008	76	7,534
TOTALS	2,218			1,854	183,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	117.2080	123.07	228,172	1977	2000	0	0	0	19.45	80.55

1 SINGLE FAM 100% - 2020 Heated Area: 1778 HX Base Yr 2020



BLD DATE	06/14/2009 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

85158 ELISE RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		183,793
TOTAL MARKET OB/XF VALUE		5,554
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		279,347
SOH/AGL Deduction		92,552
ASSESSED VALUE		186,795
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,384
TOTAL JUST VALUE		279,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/0429	9/14/2018	WD	Q	I	01	216,500
GRANTOR: SUTTON JOEY F						
GRANTEE: NELSON ANTHONY L &						
2142/1386	8/14/2017	WD	U	I	37	80,000
GRANTOR: BULLIS ROBERT R & RAN						
GRANTEE: SUTTON JOEY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2008] N12 W13 UOP=[YR=2008] W19 S2 W15 S10 E1 SFB=[YR=2008] S28 E11 N28 W11$ E33 N12$ S12 E13$ W35 S28 E18 S4 E15 N4 E14 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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
5	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	1995	1995	3	20	1,296	
6	0820	WOOD WALK	0	100	0	0	169.00	SF	11.75	11.75	100	2000	2000	3	40	794	
7	0351	CARPORT MT	0	100	20	11	220.00	SF	10.00	10.00	100	2000	2000	3	20	440	
8	0681	POLE SHED	0	100	9	11	99.00	SF	15.00	15.00	100	2007	2007	3	40	594	

LAND DESCRIPTION

TOTAL OB/XF 5,554

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