LOT 15 DEST 2006 DWMH
IN OR 888/1422
WILSON NECK HILLS PB 4/62

WILLIAMS PERRY KEITH
85094 ELISE RD
YULEE, FL 32097

2026

43-2N-27-4642-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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
Quality	03	Quality Level 03

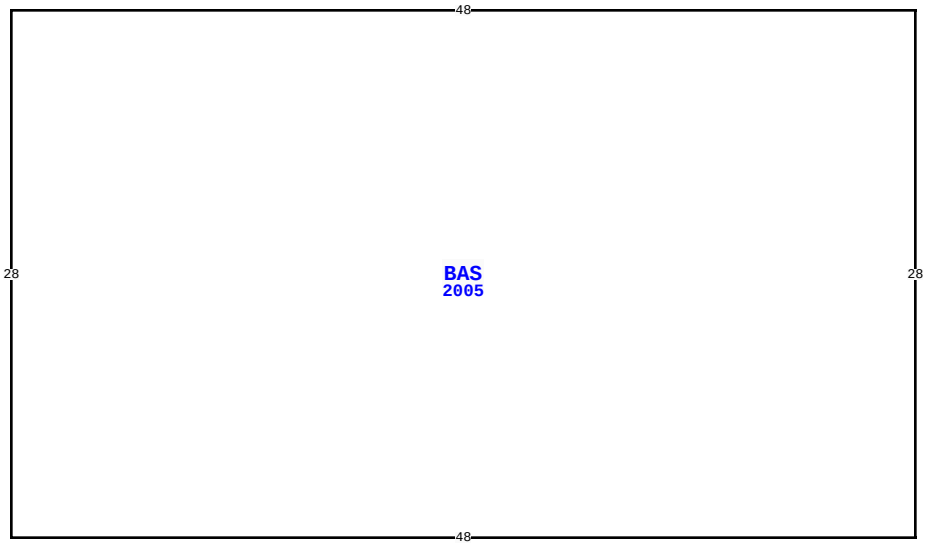
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2005	1,344	73,718
TOTALS	1,344			1,344	73,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	117.2000	105.48	141,765	2005	2005	0	0	0	48.00	52.00

1 M/H 94+ 100% - 2006 Heated Area: 1344 HX Base Yr 2006



85094 ELISE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		73,718
TOTAL MARKET OB/XF VALUE		5,364
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		169,082
SOH/AGL Deduction		87,110
ASSESSED VALUE		81,972
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,561
TOTAL JUST VALUE		169,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26244	ADDITION	15,776	08/02/2012
E15685	ELEC OTHER	0	09/01/2005
M10288	MECH OTHER	0	09/01/2005
P09998	OTHER	0	09/01/2005
MH4662	ELEC OTHER	0	09/01/2005
B15743	FOUNDATION	1,950	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0888/1422	6/25/1999	WD	U	I	13	29,500
GRANTOR: EZELL INVESTMENT CORP						
GRANTEE: WILLIAMS PERRY KEIT						
0854/0132	10/29/1998	WD	Q	V		22,000
GRANTOR: TATE CONSTANCE M						
GRANTEE: EZELL INVESTMENT CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W48 S28 E48 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
1	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2007	2007	3	24	864	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2012	2012	3	45	2,700	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2012	2012	3	45	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,364

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