LOT 35 OR 269/215 & 306/264
CASE NO 93-808 CA
WILSON NECK HILLS PB 4/62

SARPY PATRICIA CHESNUT
PO BOX 8545
FLEMING ISLAND, FL 32006

**2026**

**43-2N-27-4642-0035-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

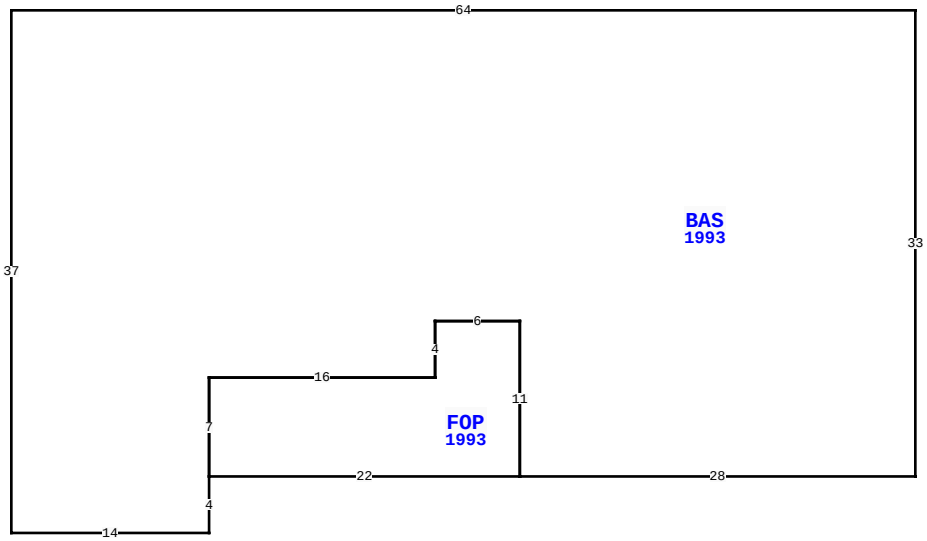
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 07 | CORK/VTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,990 | 100 | 1993 | 1,990 | 185,567 |
| FOP | 178 | 30 | 1993 | 53 | 4,942 |
| TOTALS | 2,168 | | | 2,043 | 190,509 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,043 | 122.5000 | 128.62 | 262,771 | 1988 | 1990 | 0 | 0 | 0 | 27.50 | 72.50 |

1 SINGLE FAM 0% - 0 Heated Area: 1990 HX Base Yr




85217 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 | 190,509 |
| TOTAL MARKET OB/XF VALUE | 4,480 |
| TOTAL LAND VALUE - MARKET | 90,000 |
| TOTAL MARKET VALUE | 284,989 |
| SOH/AGL Deduction | 8,483 |
| ASSESSED VALUE | 276,506 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 276,506 |
| TOTAL JUST VALUE | 284,989 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 276,485 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000497 | REPAIR/RRF | 13,000 | 01/17/2018 |
| 2752 | H/AC | 2,400 | 10/06/1988 |
| 5156 | NEW CONSTR | 60,714 | 09/12/1988 |
| 5286 | TEMP POLE | 0 | 08/12/1988 |
| 5059 | GARAGE | 10,580 | 07/29/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0269/0215 | 7/01/1978 | WD | Q | I | | 40,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0268/0395 | 6/01/1978 | WD | Q | V | | 5,900 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W64 S37 E14 N4 FOP=[YR=1993] E22 N11 W6 S4 W16 S7 $ N7 E16 N4 E6 S11 E28 N33 $ .

## 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 | 0510 | GARAGE WD- | 0 | 0 | 20 | 32 | 640.00 | SF | 35.00 | 35.00 | 100 | 1988 | 1988 | 3 | 20 | 4,480 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,480

| 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 | 0 | 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