

LOT 37
IN OR 625/853
WILSON NECK HILLS PB 4/62

WADE JACK E JR & KATHY L
85271 ELISE ROAD
YULEE, FL 32097

2026

43-2N-27-4642-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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
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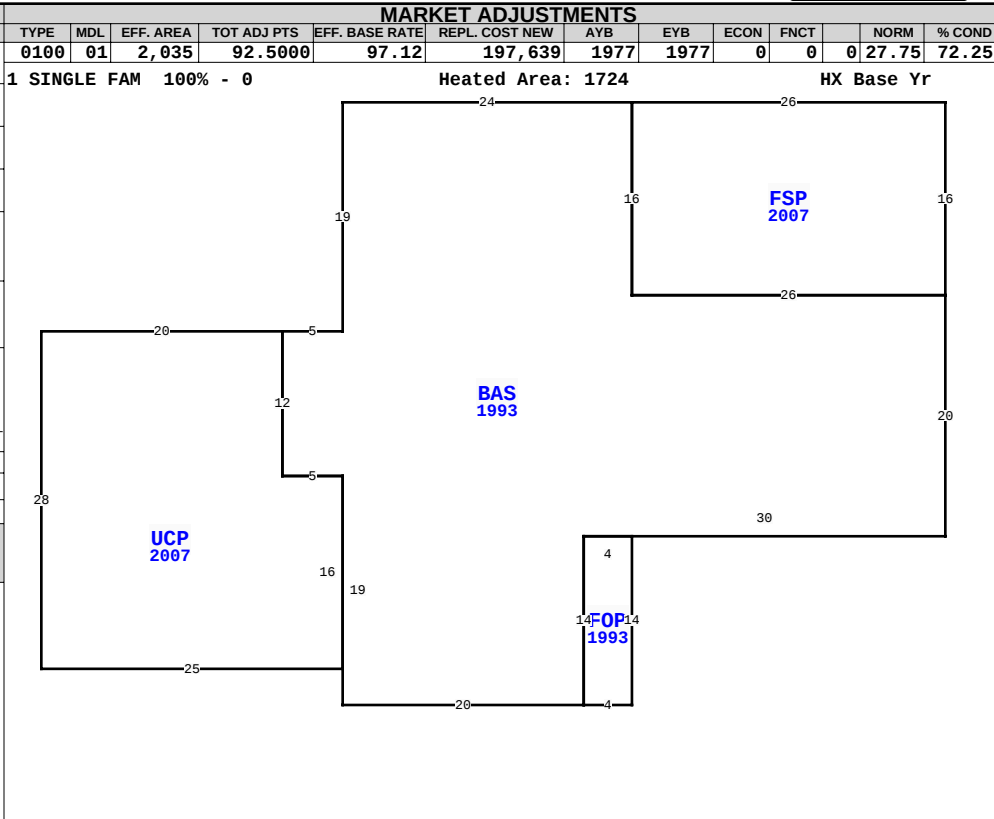
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1993	1,724	120,972
FOP	56	30	1993	17	1,193
FSP	416	40	2007	166	11,648
UCP	640	20	2007	128	8,981

TOTALS	2,836			2,035	142,794
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0911	SCRN RM A	0	100	0	1,824.00	SF	18.00	
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	
6	0940	SHEDS/PORT	0	100	20	240.00	SF	30.00	
7	0351	CARPORT MT	0	100	32	576.00	SF	10.00	

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



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

L N	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	0911	SCRN RM A	0	100	0	1,824.00	SF	18.00	18.00	100	2007	2007	3	24	7,880	
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
6	0940	SHEDS/PORT	0	100	20	240.00	SF	30.00	30.00	100	2005	2005	3	21	1,512	
7	0351	CARPORT MT	0	100	32	576.00	SF	10.00	10.00	100	2024	2018		74	4,262	

TOTAL OB/XF										56,154						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				161,276	
TOTAL MARKET OB/XF VALUE				56,154	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				307,430	
SOH/AGL Deduction				116,730	
ASSESSED VALUE				190,700	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				139,289	
TOTAL JUST VALUE				307,430	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				293,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20136	ADDITION	15,815	06/01/2007
B19830	SWIM POOL	42,610	05/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0625/0853	5/07/1991	WD	Q	I	03	58,000	
GRANTOR: SECRETARY VET AFFAIR							
GRANTEE: WADE JACK JR & KATH							
0600/0611	6/25/1990	CT	U	I	14	1,000	
GRANTOR: CLERK OF COURT							
GRANTEE: SECRETARY VET AFFAI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2007] W26 BAS=[YR=1993] W24 S19 W5 UCP=[YR=2007] W20 S28 E25 N16 W5 N12 \$ S12 E5 S19 E20 FOP=[YR=1993] E4 N14 W4 S14\$ N14 E30 N20 W26 N16\$ S16 E26 N16\$.									

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