

LOTS 1 & 2
(EX PT IN OR 2611/592)
WILSON NECK PROPERTIES PB 4/60

STEWART SAMANTHA & SAMUEL B
85532 ELISE RD
YULEE, FL 32097

2026

43-2N-27-4645-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	

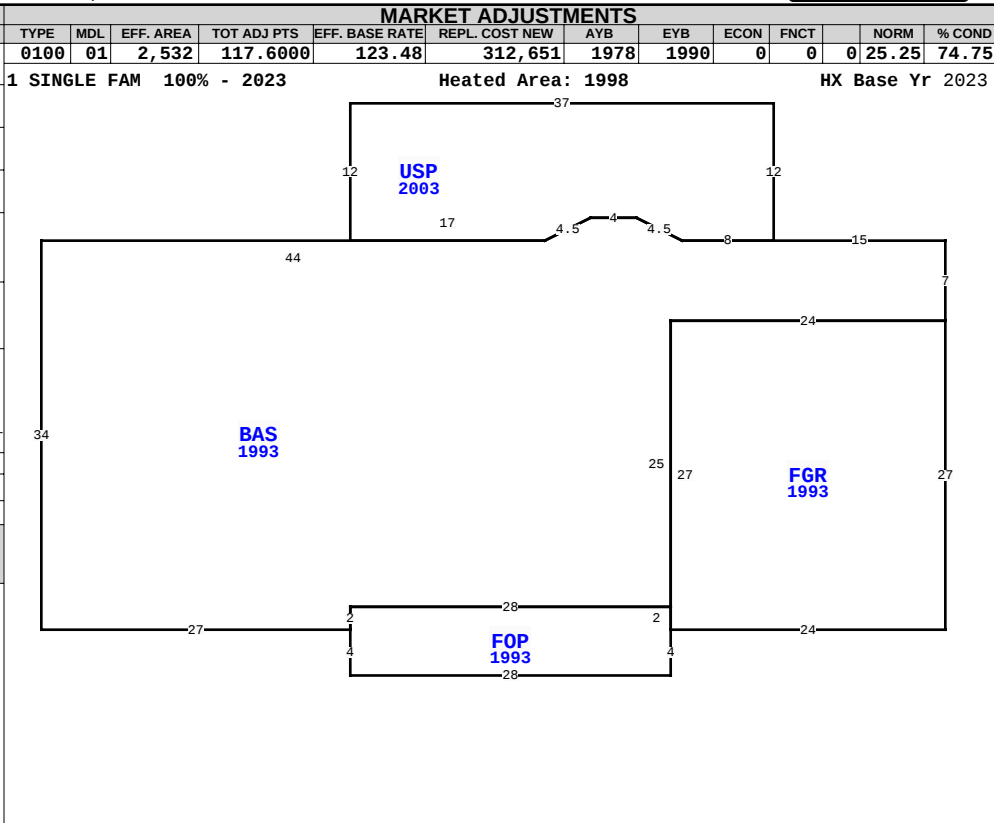
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1993	1,998	184,418
FGR	648	55	1993	356	32,859
FOP	168	30	1993	50	4,615
USP	428	30	2003	128	11,814

TOTALS	3,242			2,532	233,707
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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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0940	SHEDS/PORT	0	100	16	24	480.00	SF	30.00
6	0681	POLE SHED	0	100	12	24	288.00	SF	15.00
7	0681	POLE SHED	0	100	12	24	288.00	SF	15.00
8	0751	UOP	0	100	12	8	96.00	SF	10.00
9	0911	SCRN RM A	0	100	41	28	1,148.00	SF	18.00
10	0351	CARPORT MT	0	100	20	21	420.00	SF	10.00
11	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00

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	2.00

REVIEW DATE 04/17/2023 BY DJ



85532 ELISE RD, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	
4	0940	SHEDS/PORT	0	100	16	24	480.00	SF	30.00	30.00	100	1989	1989	3	20	2,880	
6	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	2001	2001	3	27	1,166	
7	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	2001	2001	3	27	1,166	
8	0751	UOP	0	100	12	8	96.00	SF	10.00	10.00	100	2001	2001	3	27	259	
9	0911	SCRN RM A	0	100	41	28	1,148.00	SF	18.00	18.00	100	2003	2003	3	20	4,133	
10	0351	CARPORT MT	0	100	20	21	420.00	SF	10.00	10.00	100	1994	1994	3	20	840	
11	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2001	2001	3	27	6,804	

TOTAL OB/XF									
61,218									

Total Acres: 0.00 Total Land Value: 153,000 Market: 0 Agricultural: 0 Common: 153,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	233,707		
TOTAL MARKET OB/XF VALUE	61,218		
TOTAL LAND VALUE - MARKET	153,000		
TOTAL MARKET VALUE	447,925		
SOH/AGL Deduction	89,451		
ASSESSED VALUE	358,474		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	307,063		
TOTAL JUST VALUE	447,925		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	392,427		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0363939	NEW CONSTR	7,500	05/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2597/0132	10/14/2022	PR Q	I	01	
GRANTOR: BRUECKNER TINA M PR J					SALE PRICE
GRANTEE: STEWART SAMANTHA &					
1569/0092	5/30/2008	WD Q	I		375,000
GRANTOR: COURSEY MARION & JOYC					
GRANTEE: ROSS JAMES L & BARB					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 USP=[YR=2003] N12 W37 S12E17 U2 R4 E4 D2 R4 E8 \$ W8 U2 L4 W4 D2 L4 W44 S34 E27 FOP=[YR=1993] S4 E28 N4 FGR=[YR=1993] E24 N27 W24 S27\$ N2 W28 S2\$ N2 E28 N25 E24N7\$.									

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