PT NE1/2 OF LOT 3
IN OR 2201/1004
YULEE FARMS 2 SUB PBK 3/23

SHETTERS BETTY LOU &/LEBLANC BONNIE LYNN
85111 ALENE ROAD
YULEE, FL 32097

2023

42-2N-27-4540-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

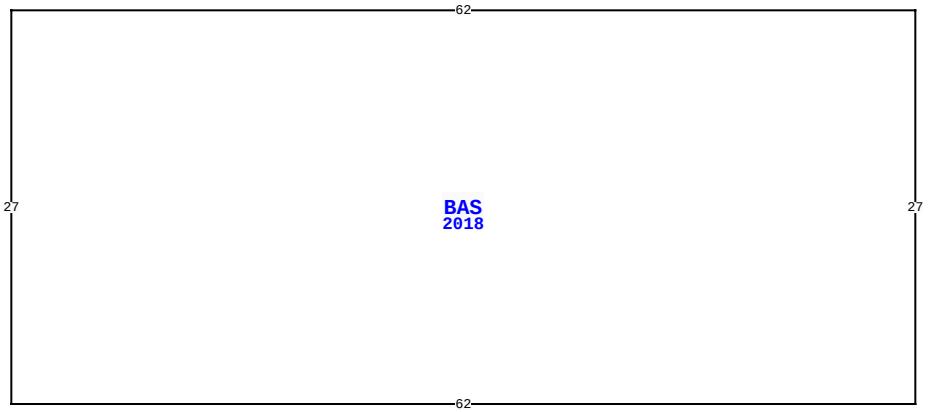
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	92,523
TOTALS	1,674		1,674	92,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	151.8400	106.29	177,929	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2019 Heated Area: 1674 HX Base Yr 2019



85111 ALENE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,523
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		172,523
SOH/AGL Deduction		71,131
ASSESSED VALUE		101,392
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		46,392
TOTAL JUST VALUE		172,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012357	CO ISSUED	0	12/19/2018
18008307	MH MOVE-ON	0	12/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2201/1004	6/06/2018	QC	U	V	11	100

GRANTOR: KNOWLES FRANCES ET AL

GRANTEE: SHETTERS BETTY LOU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W62 S27 E62 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/29/2019 BY TW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS