

PT OF LOTS 11 & 12 RP 192
S-3 & S-4 OF LOTS 11 & 12 &
S-5 OF LOT 12

CLAXTON EDWARD T & FLORA
85196 ALENE ROAD
YULEE, FL 32097

2023

42-2N-27-4540-0011-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4048.00	

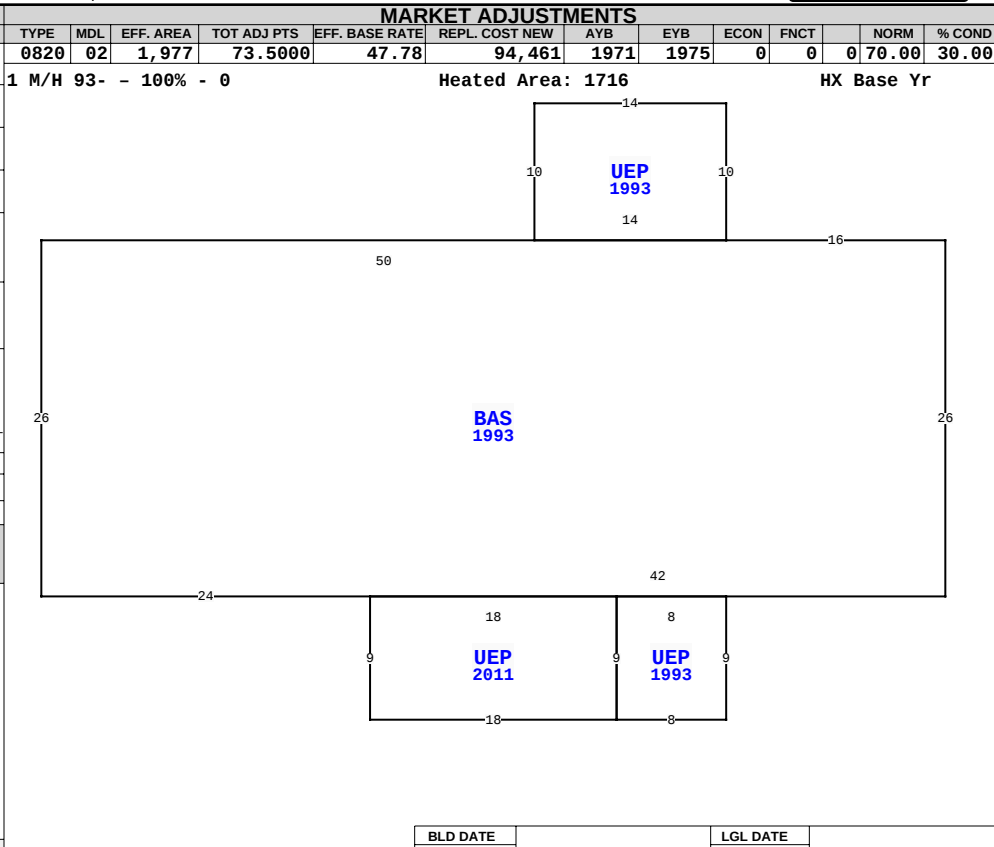
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	24,597
UEP	72	70	50	717
UEP	140	70	98	1,405
UEP	162	70	113	1,620
TOTALS	2,090		1,977	28,338

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
1	1242	WD DECK A	0 100	8	20	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	
2	0940	SHEDS/PORT	0 100	20	14	280.00	SF	20.10	20.10	100	1975	1975	3	20	1,126	
3	0681	POLE SHED	0 100	14	14	196.00	SF	15.00	15.00	100	1975	1975	3	20	588	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	300.00	100.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							



85196 ALENE RD, YULEE

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

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				28,338			
TOTAL MARKET OB/XF VALUE				2,034			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				85,372			
SOH/AGL Deduction				45,785			
ASSESSED VALUE				39,587			
TOTAL EXEMPTION VALUE				HX HB 25,000			
BASE TAXABLE VALUE				14,587			
TOTAL JUST VALUE				85,372			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				65,687			