PT OF N1/2 OF LOT 13 &
PT OF ABDN R/W
IN OR 2272/1927

SENESAC ANDREW & TIA
85302 ALENE ROAD
YULEE, FL 32097

2023

42-2N-27-4540-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

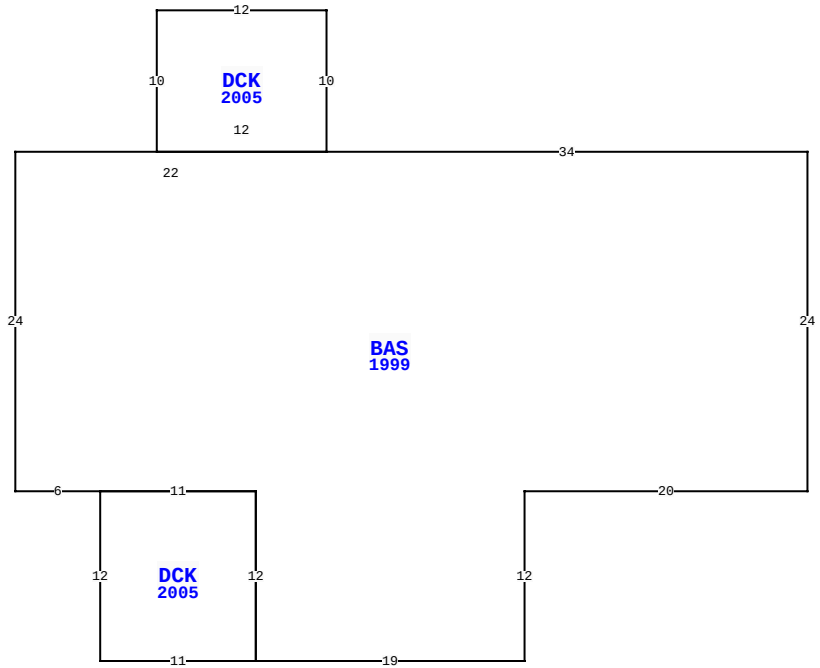
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,572	100	1,572	105,239
DCK	120	15	18	1,205
DCK	132	15	20	1,339
TOTALS	1,824		1,610	107,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,610	140.6400	98.45	158,504	1998	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2020 Heated Area: 1572 HX Base Yr 2020



85302 ALENE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		107,783
TOTAL MARKET OB/XF VALUE		7,774
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		195,557
SOH/AGL Deduction		60,904
ASSESSED VALUE		134,653
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		84,653
TOTAL JUST VALUE		195,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH2482	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1927	5/07/2019	WD	Q	I	01	166,500
GRANTOR: NIX ASHLEY N/K/A ASHL						
GRANTEE: SENESAC ANDREW & TI						
2272/1924	4/18/2019	WD	U	I	11	100
GRANTOR: WESTFALL KYLE T & ASH						
GRANTEE: NIX ASHLEY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W34 DCK=[YR=2005] N10 W12 S10 E12$ W22 S24 E6
DCK=[YR=2005] S12 E11 N12 W11$ E11 S12 E19 N12 E20 N24$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0681	POLE SHED	0	100	36	18	648.00	SF	12.00	12.00	100	2000	2000	3	29	2,255	
3	0810	CONCRETE A	0	100	0	0	496.00	SF	6.50	6.50	100	2000	2000	3	80	2,579	

LAND DESCRIPTION

TOTAL OB/XF 7,774

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	000102	C	SFR/MH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/14/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS