PT OF LOT 15
IN OR 2524/1910 &
PT OF LOT 16

FLICKINGER CHARLES M/LANGFORD CECILY L
85223 ALENE RD
YULEE, FL 32097

2023

42-2N-27-4540-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

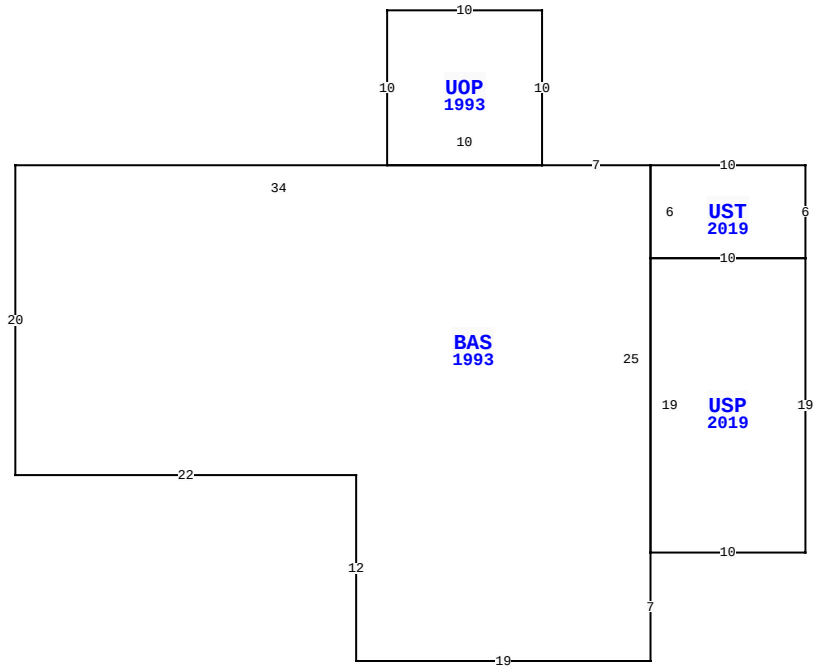
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	90,430
UOP	100	20	20	1,726
USP	190	30	57	4,918
UST	60	45	27	2,330
TOTALS	1,398		1,152	99,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	116.6000	105.23	121,225	1959	1979	0	0	0	18.00	82.00

3 SINGLE FAM – 100% - 2021 Heated Area: 1048 HX Base Yr 2021



85223 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		99,404
TOTAL MARKET OB/XF VALUE		6,507
TOTAL LAND VALUE - MARKET		418,433
TOTAL MARKET VALUE		524,344
SOH/AGL Deduction		197,230
ASSESSED VALUE		327,114
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,114
TOTAL JUST VALUE		524,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002729	NEW CONSTR	325,433	02/17/2022
22002731	GARAGE	47,784	02/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1910	12/22/2021	WD	U	V	37	135,000
GRANTOR: VERA KEVIN						
GRANTEE: FLICKINGER CHARLES						
2356/0791	4/23/2020	WD	Q	I	01	189,000
GRANTOR: WILSON LISA						
GRANTEE: FLICKINGER CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2019] W10 BAS=[YR=1993] W7 UOP=[YR=1993] N10 W10 S10 E10 $ W34 S20 E22 S12 E19 N7 USP=[YR=2019] E10 N19 W10 S19$ N25$ S6 E10 N6$.

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
2	0510	GARAGE WD-	0	100	18	24	432.00	SF	35.00	35.00	100	1986	1986	3	20	3,024	
5	0810	CONCRETE A	0	100	0	0	734.00	SF	6.50	6.50	100	1996	1996	3	73	3,483	

LAND DESCRIPTION

TOTAL OB/XF 6,507

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.67	AC		1.00	1.00	1.00	80,000.00	80,000.00	213,600							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	3.20	AC		1.00	1.00	0.80	80,000.00	64,000.00	204,800							
3	009400	C	RIGHTOFWAY	0			0.00	0.00	0.33	AC		1.00	1.00	1.00	100.00	100.00	33							

REVIEW DATE 01/20/2022 BY NW Total Acres: 6.20 Total Land Value: 418,433 Market: 0 Agricultural: 0 Common: 418,433 PRINTED 08/02/2023 BY SYS