BLOCK 4 LOT 2
YULEE WOODS #2 PB 5/83 & 84

JEFFERS BRYAN K II & ALYSSALEE RUTH
85748 ALENE ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

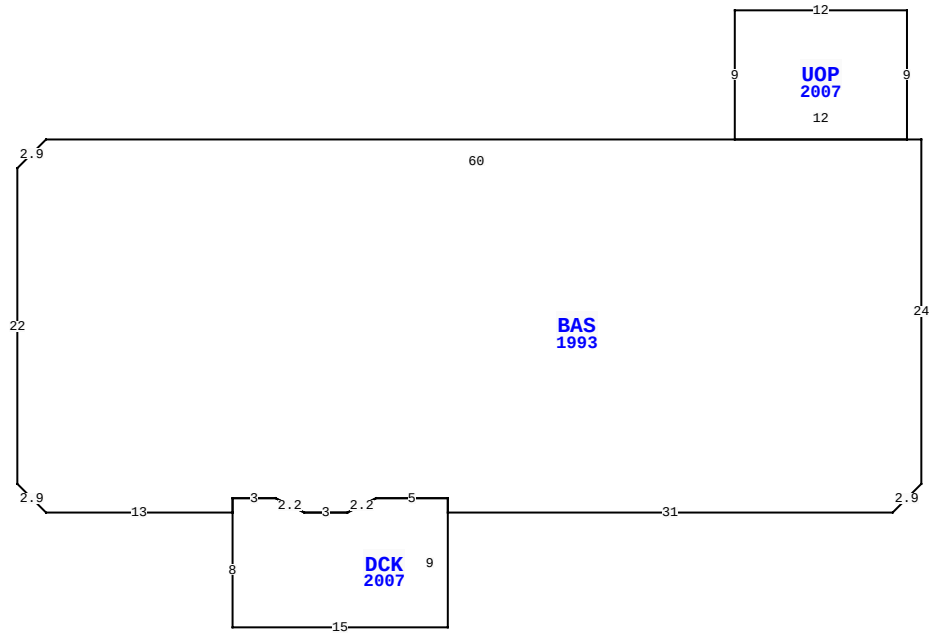
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,622	100	1,622	38,967
DCK	130	15	20	481
UOP	108	25	27	649
TOTALS	1,860		1,669	40,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,669	123.2000	80.08	133,654	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1622 HX Base Yr



85810 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	40,096
TOTAL MARKET OB/XF VALUE	21,675
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	141,771
SOH/AGL Deduction	43,650
ASSESSED VALUE	98,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,121
TOTAL JUST VALUE	141,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7532	MH MOVE-ON	40,000	10/20/1988
5109	GARAGE	10,608	08/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/1786	1/06/2023	WD	Q	I	01	29,300
GRANTOR: COLE CHRISTINA M						
GRANTEE: JEFFERS BRYAN KEITH						
1525/0013	9/13/2007	WD	U	I	05	97,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: COLE CHRISTINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=2007] N9 W12 S9 E12$ W60 D2 L2 S22 R2 D2 E13 DCK=[YR=2007] S8 E15 N9 W5 D1 L2 W3 L2 U1 W3 S1$ N1 E3 D1 R2 E3 R2 U1 E5 S1 E31 R2 U2 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0511	GARAGE CB-	0	0	24	26	624.00	SF	30.00	30.00	100	1988	1988	3	57	10,670	
5	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	1990	1990	3	62	1,193	
7	0810	CONCRETE A	0	0	0	0	982.00	SF	6.50	6.50	100	1996	1996	3	73	4,660	
8	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	1996	1996	3	20	144	
10	0351	CARPORT MT	0	0	20	8	160.00	SF	8.50	8.50	100	1996	1996	3	20	272	
13	0811	CONCRETE B	0	0	0	0	569.00	SF	5.20	5.20	100	2001	2001	3	82	2,426	

LAND DESCRIPTION

TOTAL OB/XF 21,675

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS