BLOCK 4 LOT 11
IN OR 765 PG 1500
R672461 & R672463

LAWSON JEANETTE C
85554 ALENE ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

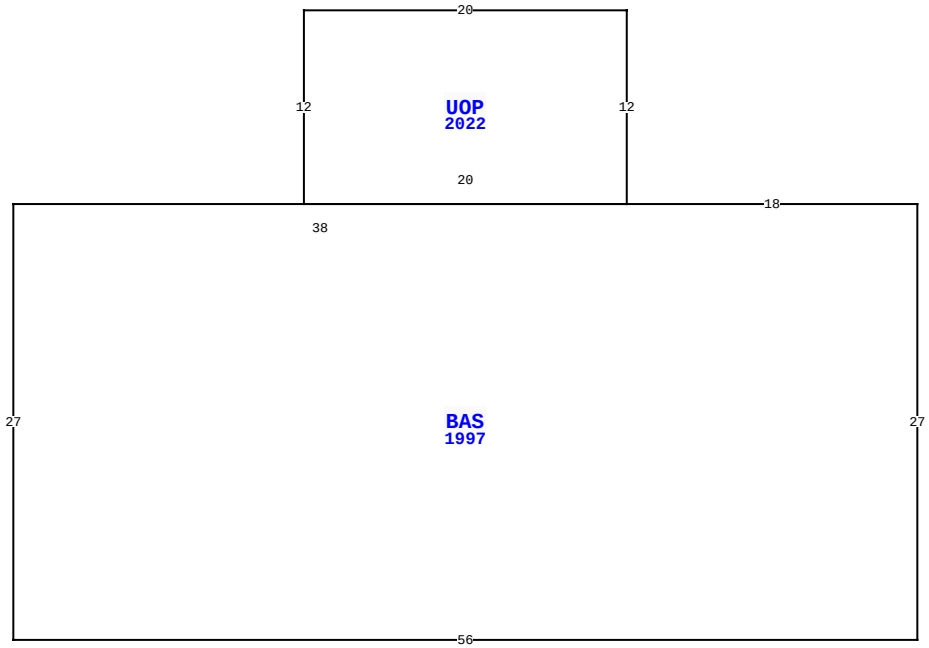
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,512	100	1,512	65,198
UOP	240	25	60	2,587
TOTALS	1,752		1,572	67,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,572	123.2000	86.24	135,569	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1998 Heated Area: 1512 HX Base Yr 1998



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

85554 ALENE RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		67,784
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		150,584
SOH/AGL Deduction		89,963
ASSESSED VALUE		60,621
TOTAL EXEMPTION VALUE	HX HB WX	40,621
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		150,584
NCON VALUE		2,587
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1335	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0765/1500	7/22/1996	WD	U	V	06	2,100
GRANTOR: CRONE JEANETTE C						
GRANTEE: LAWSON RAYMOND & JE						
0510/0085	2/06/1987	WD	U	V		100
GRANTOR: CAMP LAWRENCE & E K						
GRANTEE: CRONE LEWIS & J C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 UOP=[YR=2022] N12 W20 S12 E20$ W38 S27 E56 N27$.

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	1996	1996	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS