TRACT 5
IN OR 543 PG 1043
R407617 & R407618

GLANTON JAMES D & CAROL LEE
85663 ALENE RD
YULEE, FL 32097

2023

42-2N-27-461A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

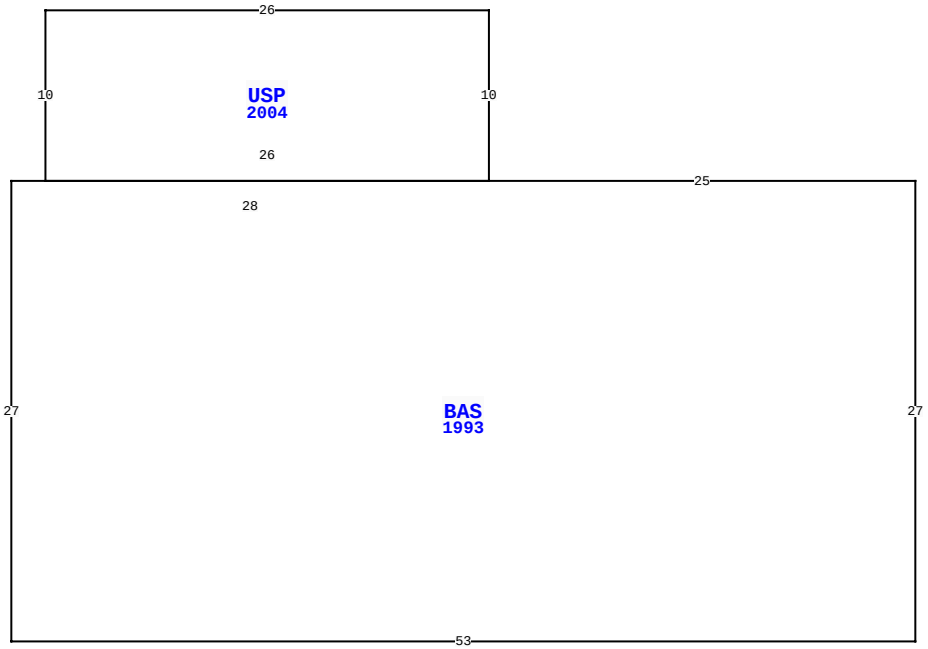
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,431	100	1,431	34,602
USP	260	50	130	3,143
TOTALS	1,691		1,561	37,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,561	124.0000	80.60	125,817	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1431 HX Base Yr



85663 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		37,745
TOTAL MARKET OB/XF VALUE		19,054
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		136,799
SOH/AGL Deduction		81,490
ASSESSED VALUE		55,309
TOTAL EXEMPTION VALUE	HX HB SL	55,309
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		136,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7521	MH MOVE-ON	34,000	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0543/1043	5/24/1988	WD	Q	V		14,500

GRANTOR: SHEFFIELD WM ET AL

GRANTEE: GLANTON JAMES & C L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=2004] N10 W26 S10 E26$ W28 S27 E53 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	1242	WD DECK A	0	100	8	20	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
2	0510	GARAGE WD-	0	100	28	28	784.00	SF	35.00	35.00	100	1994	1994	3	23	6,311	
3	0810	CONCRETE A	0	100	2	20	40.00	SF	6.50	6.50	100	1994	1994	3	70	182	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
5	0812	CONCRETE C	0	100	0	0	3,287.00	SF	4.00	4.00	100	1997	1997	3	75	9,861	

LAND DESCRIPTION

TOTAL OB/XF 19,054

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 02/17/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS