BLOCK 4 LOT 15
IN OR 1277/1226-1229
2007 KING DW/MH

SANDERS DEBORAH A
85299 ALGER ROAD
YULEE, FL 32097

2023

43-2N-27-4648-0004-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

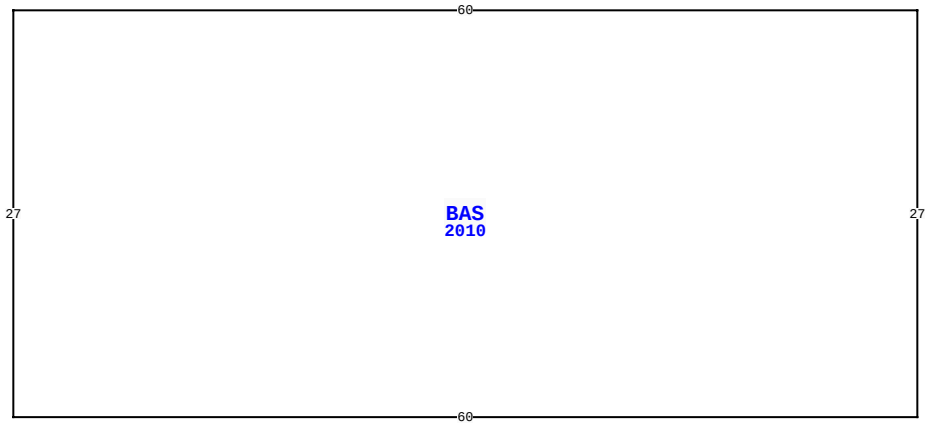
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	90,336
TOTALS	1,620		1,620	90,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.4800	89.94	145,703	2007	2007	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2002 Heated Area: 1620 HX Base Yr 2002



85299 ALGER 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		90,336
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		170,336
SOH/AGL Deduction		88,116
ASSESSED VALUE		82,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,220
TOTAL JUST VALUE		170,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5246	CO ISSUED	0	03/31/2010
MH5246	MH MOVE-ON	0	01/01/2010
M15038	MECH OTHER	0	01/01/2010
P14117	OTHER	0	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1277/1228	12/01/2004	QC	U	I	01	100
GRANTOR: MORSE MARY						
GRANTEE: SANDERS DEBORAH A						
1277/1226	12/01/2004	QC	U	I	01	100
GRANTOR: MORSE ROBERT MILTON						
GRANTEE: SANDERS DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E60 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

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