BLOCK 4 LOT 18
IN OR 515 PG 593
WILSON NECK LANDING 2 PB 4/72

DRURY JAMES E JR & PATSY L
P O BOX 734
YULEE, FL 32041

2023

43-2N-27-4648-0004-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

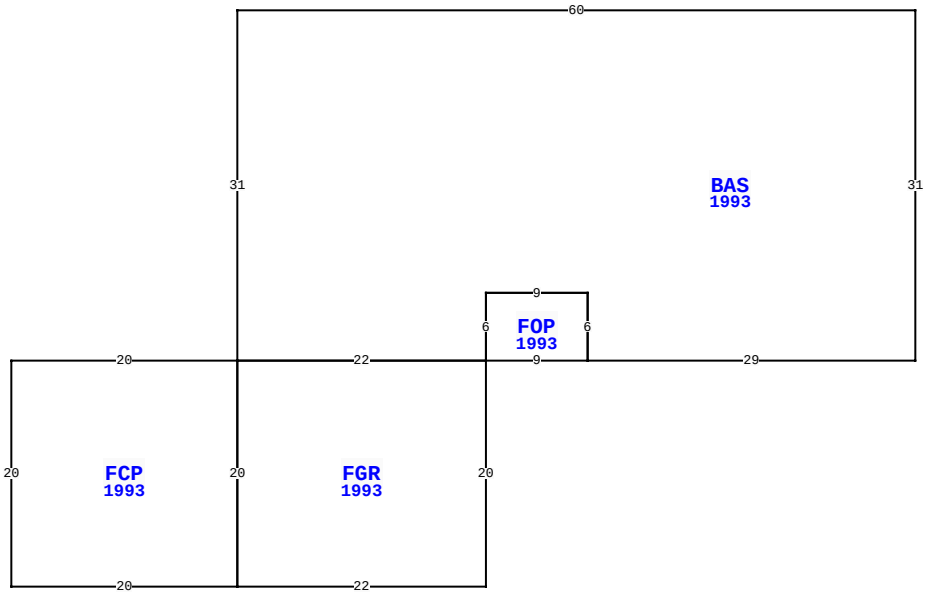
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,806	100	1,806	129,149
FCP	400	25	100	7,151
FGR	440	55	242	17,306
FOP	54	30	16	1,144
TOTALS	2,700		2,164	154,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	96.0400	86.68	187,576	1987	1987	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 1988 Heated Area: 1806 HX Base Yr 1988



85203 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		154,750
TOTAL MARKET OB/XF VALUE		8,468
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		243,218
SOH/AGL Deduction		114,505
ASSESSED VALUE		128,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,713
TOTAL JUST VALUE		243,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00	CARPORT	13,972	09/01/2000
4020	N/A	62,885	04/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0515/0593	4/20/1987	WD	U	V		7,000

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: DRURY JAMES JR & P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S31 FCP=[YR=1993] W20 S20 E20 FGR=[YR=1993] E22 N20 FOP=[YR=1993] E9 N6 W9 S6$ W22 S20$ N20$ E22 N6 E9 S6 E29 N31$.

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	1987	1987	3	64	2,240	
2	0680	POLE SHED	0	100	10	15	150.00	SF	10.00	10.00	100	2000	2000	3	29	435	
3	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2000	2000	3	20	880	
4	0510	GARAGE WD-	0	100	22	22	484.00	SF	35.00	35.00	100	2000	2000	3	29	4,913	

LAND DESCRIPTION

TOTAL OB/XF 8,468

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	000100	C	SFR	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 07/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS