BLOCK 4 LOT 19
WILSON NECK LANDING 2 PB 4/72

ALEXANDER LOUIS JR & CHRISTINE KELLEY
85181 ALGER RD
YULEE, FL 32097

2023

43-2N-27-4648-0004-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

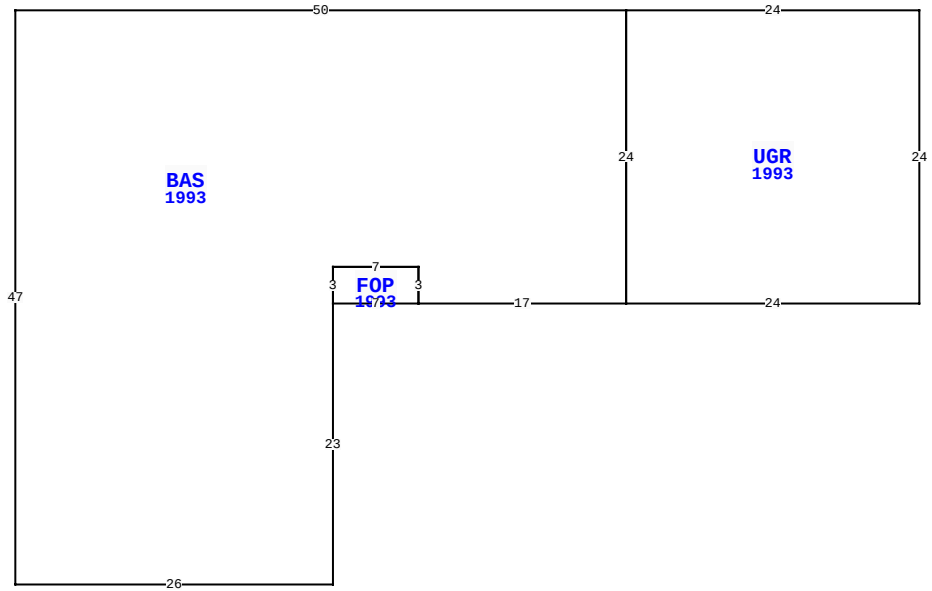
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,777	100	1,777	139,106
FOP	21	30	6	470
UGR	576	45	259	20,275
TOTALS	2,374		2,042	159,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	103.8800	93.75	191,438	1985	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1777 HX Base Yr



85181 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	159,851
TOTAL MARKET OB/XF VALUE	15,386
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	255,237
SOH/AGL Deduction	0
ASSESSED VALUE	255,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,237
TOTAL JUST VALUE	255,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007999	DEMO	8,000	06/22/2023
7280	REPAIR/RRF	4,427	06/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1626	5/26/2023	WD	Q	I	01	305,000
GRANTOR: PUMPHREY KATHY D						
GRANTEE: ALEXANDER LOUIS JR						
2605/1228	11/30/2022	FJ	U	I	11	0
GRANTOR: BARRINEAU EMILY J EST						
GRANTEE: PUMPHREY KATHY D						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W50 S47 E26 N23 FOP=[YR=1993] E7 N3 W7 S3$ N3 E7 S3 E17 N24$ S24 E24 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	0812	CONCRETE C	0	0	0	0	2,090.00	SF	4.00	4.00	100	1986	1986	3	52	4,347	
2	0510	GARAGE WD-	0	0	12	27	324.00	SF	35.00	35.00	100	1986	1986	3	20	2,268	
3	0810	CONCRETE A	0	0	28	12	336.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,081	
4	0681	POLE SHED	0	0	20	11	220.00	SF	15.00	15.00	100	1986	1986	3	20	660	
5	0810	CONCRETE A	0	0	10	3	30.00	SF	6.50	6.50	100	1985	1985	3	49.5	97	
6	0681	POLE SHED	0	0	27	11	297.00	SF	15.00	15.00	100	1986	1986	3	20	891	
7	0812	CONCRETE C	0	0	0	0	2,304.00	SF	4.00	4.00	100	1985	1985	3	49.5	4,562	
8	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	1985	1985	3	49.5	952	
9	0810	CONCRETE A	0	0	0	0	164.00	SF	6.50	6.50	100	1985	1985	3	49.5	528	

LAND DESCRIPTION

TOTAL OB/XF 15,386

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	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 11/21/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS