

BLOCK 5 LOT 5
IN OR 883/1097
WILSON NECK LANDING 2 PB 4/72

VEST CHRISTOPHER B
85136 ALGER ROAD
YULEE, FL 32097

2023

43-2N-27-4648-0005-0050



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 80
Interior Wall	04	PLYWOOD 20
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	1	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
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NEIGHBORHOOD/LOC	4048.00
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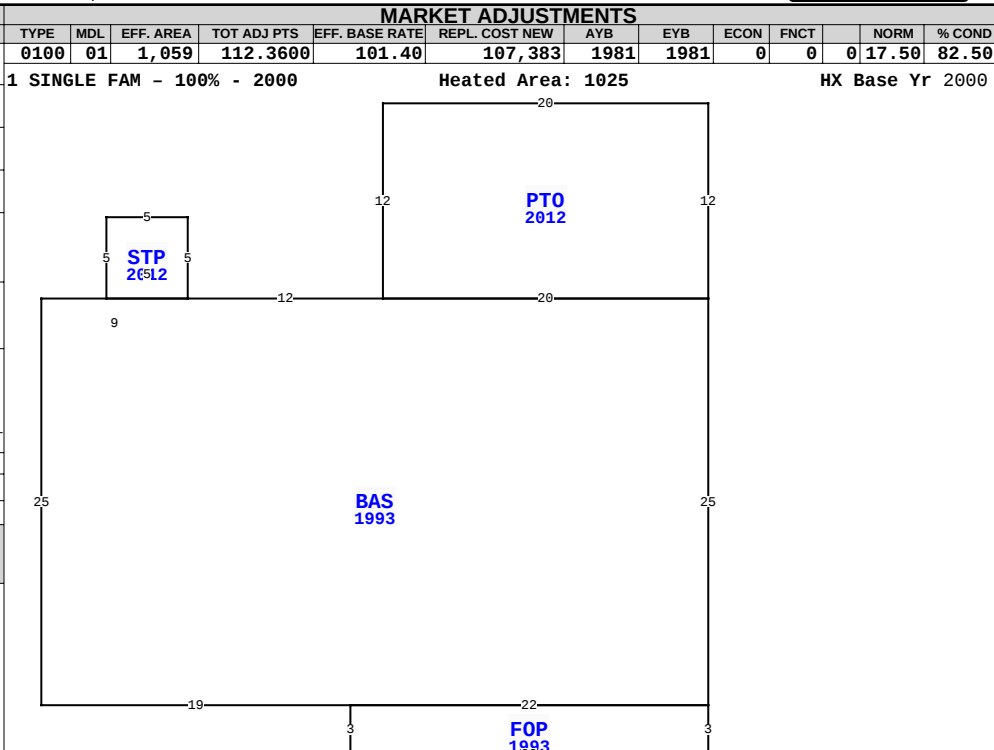
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	85,746
FOP	66	30	20	1,673
PTO	240	5	12	1,004
STP	25	10	2	167
TOTALS	1,356		1,059	88,591

EXTRA FEATURES	
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L N	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
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1982	1982	3	54	1,890
3	0511	GARAGE CB-	0	100	20	24		480.00	SF 40.00	40.00	100	1994	1994	3	70	13,440
5	0810	CONCRETE A	0	100	0	0		234.00	SF 6.50	6.50	100	1999	1999	3	79	1,202

LAND DESCRIPTION			TOTAL OB/XF 16,532													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

REVIEW DATE	07/23/2018	BY	SBX
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85136 ALGER RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			88,591
TOTAL MARKET OB/XF VALUE			16,532
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			185,123
SOH/AGL Deduction			101,681
ASSESSED VALUE			83,442
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			28,442
TOTAL JUST VALUE			185,123
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00865	GARAGE	8,160	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0883/1097	5/18/1999	WD	Q	I		76,000	
GRANTOR: ADAMS JOHN K & SHARI							
GRANTEE: VEST CHRISTOPHER B							
0664/0763	8/04/1992	WD	U	I	07	100	
GRANTOR: KRUER SCOTT & KARY							
GRANTEE: ADAMS JOHN & SHARI							

BUILDING NOTES															
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BUILDING DIMENSIONS															
PTO=[YR=2012] W20 S12 BAS=[YR=1993] W12 STP=[YR=2012] N5 W5 S5 E5\$ W9 S25 E19 FOP=[YR=1993] S3 E22 N3 W22\$ E22 N25 W20\$ E20 N12\$.															