BLOCK 5 LOT 8
WILSON NECK LANDING 2 PB 4/72

GUZMAN ALEJANDRO
85218 ALGER RD
YULEE, FL 32097

2023

43-2N-27-4648-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

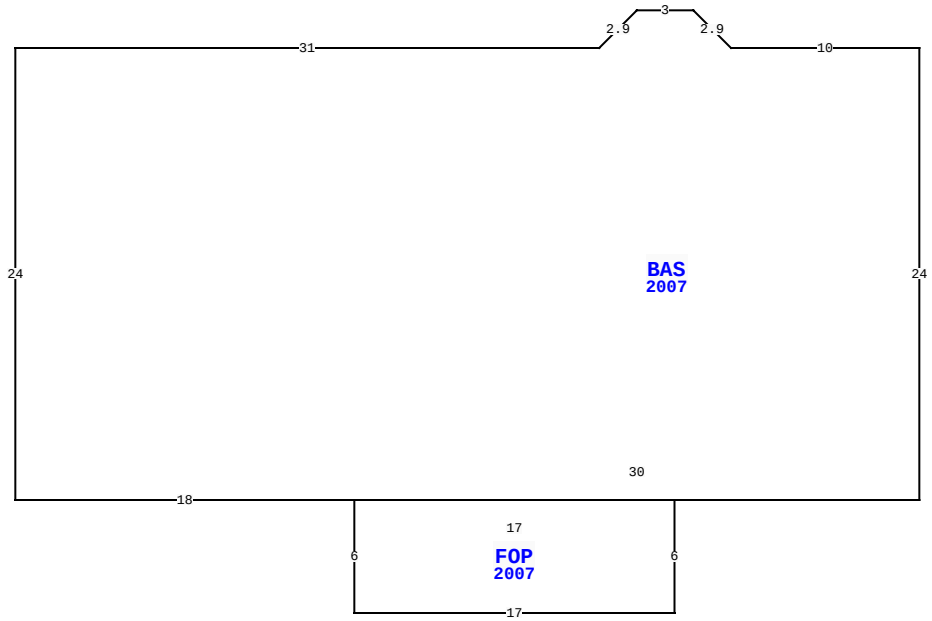
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,162	100	1,162	122,201
FOP	102	30	31	3,260
TOTALS	1,264		1,193	125,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	125.2920	113.08	134,904	2007	2007	0	0	0	7.00	93.00

2 SINGLE FAM – 0% - 0 Heated Area: 1162 HX Base Yr



85218 ALGER RD, YULEE

BLD DATE	10/30/2019	KKA	LGL DATE	
XF DATE	10/30/2019	KKA	LAND DATE	10/30/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	134,946
TOTAL MARKET OB/XF VALUE	3,228
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	218,174
SOH/AGL Deduction	23,003
ASSESSED VALUE	195,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,171
TOTAL JUST VALUE	218,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429500	SLAB	600	10/01/2014
E18211	ELEC OTHER	1,995	10/01/2006
M12127	MECH OTHER	0	10/01/2006
P11337	OTHER	0	07/01/2006
C17615	CO ISSUED	0	04/01/2006
B17615	NEW CONSTR	78,156	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1013	3/28/2023	QC	U	I	11	100
GRANTOR: GARCIA ANGELA						
GRANTEE: GUZMAN ALEJANDRO						
2448/0670	3/24/2021	WD	Q	I	01	210,000
GRANTOR: WILLIAMS JOHN L & AND						
GRANTEE: GARCIA ANGELA & ALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 L2 U2 W3 D2 L2 W31 S24 E18
FOP=[YR=2007] S6 E17 N6 W17$ E30 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	0811	CONCRETE B	0	0	0	0	73.00	SF	5.20	5.20	100	2007	2007	3	89	338	
2	0351	CARPORT MT	0	0	21	16	336.00	SF	10.00	10.00	100	2018	2018	3	86	2,890	

LAND DESCRIPTION

TOTAL OB/XF 3,228

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 10/30/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

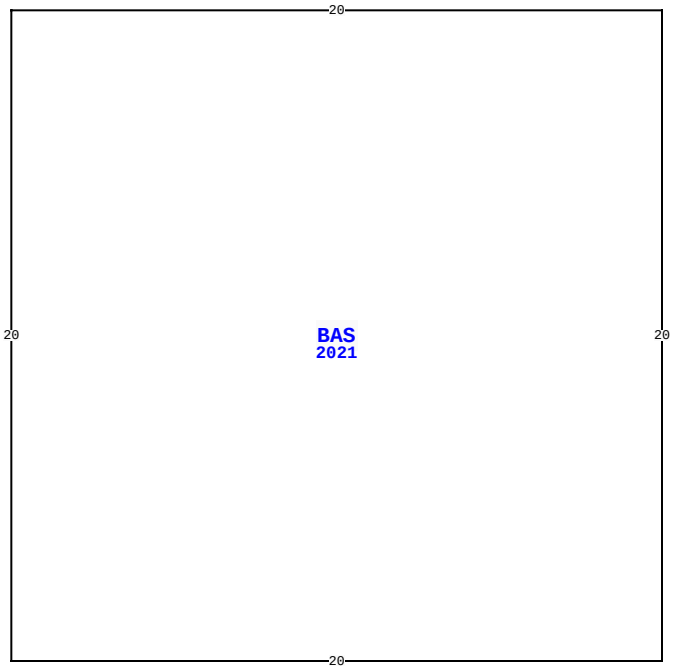
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	9,485
TOTALS	400		400	9,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	84.7000	29.64	11,856	2007	2007	0	0	0	20.00	80.00

3 GARAGE RES – 0% - 0 Heated Area: 400 HX Base Yr



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BASE TAXABLE VALUE	195,171
TOTAL JUST VALUE	218,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09204	REPAIR/RRF	3,000	04/01/2006
94-523	MH MOVE-ON	1,000	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1013	3/28/2023	QC	U	I	11	100
GRANTOR: GARCIA ANGELA						
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2448/0670	3/24/2021	WD	Q	I	01	210,000
GRANTOR: WILLIAMS JOHN L & AND						
GRANTEE: GARCIA ANGELA & ALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S20 E20 N20$.

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

REVIEW DATE 10/30/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS