

BLOCK 5 LOT 10
IN OR 1585/198
R816211 & R816212

WESTBERRY ROBERT N & TRACIE M
85282 ALGER ROAD
YULEE, FL 32097

2023

43-2N-27-4648-0005-0100



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 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100

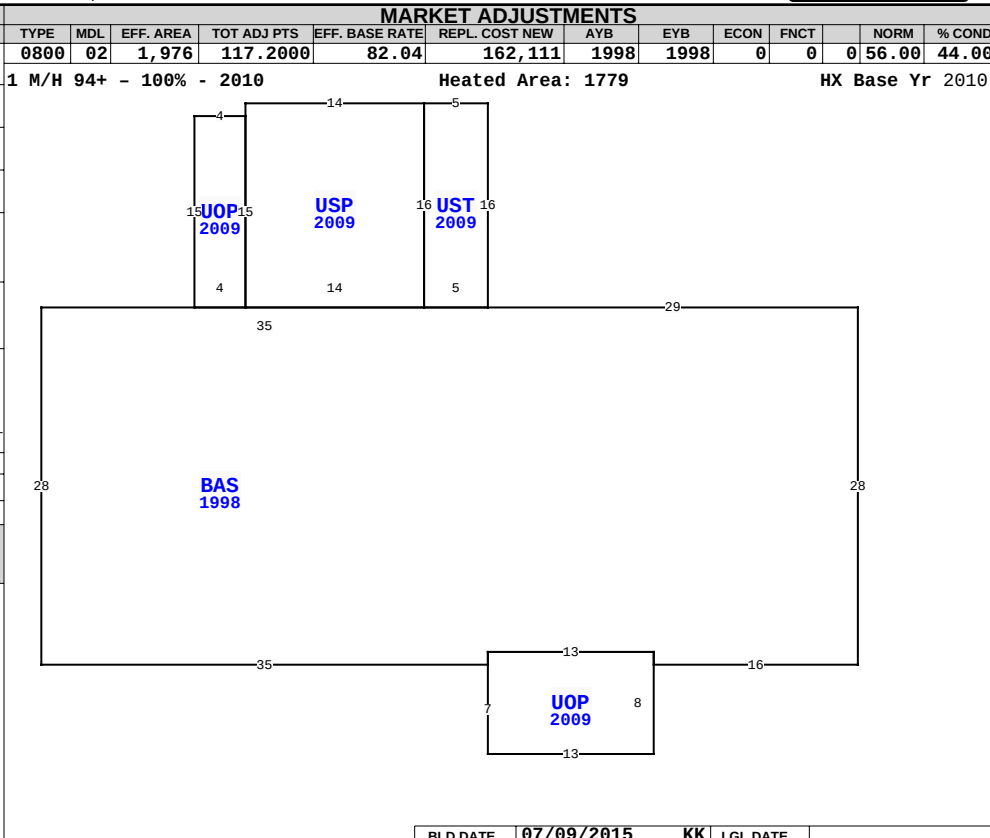
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1,779	64,218
UOP	60	25	15	542
UOP	104	25	26	939
USP	224	50	112	4,043
UST	80	55	44	1,588
TOTALS	2,247		1,976	71,329

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
5	0855	CONC PAVER	0 100	3	34	102.00	SF	3.00	3.00	100	1999
6	1242	WD DECK A	0 100	0	0	160.00	SF	10.00	10.00	100	2010
7	0351	CARPORT MT	0 100	25	18	450.00	SF	5.90	5.90	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE 03/02/2021 BY NWA



85282 ALGER RD, YULEE

BLD DATE	07/09/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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
5	0855	CONC PAVER	0 100	3	34	102.00	SF	3.00	3.00	100	1999	1999	3	79	242	
6	1242	WD DECK A	0 100	0	0	160.00	SF	10.00	10.00	100	2010	2010	3	50	800	
7	0351	CARPORT MT	0 100	25	18	450.00	SF	5.90	5.90	100	2012	2012	3	60	1,593	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										76,927	
TOTAL MARKET OB/XF VALUE										2,635	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										159,562	
SOH/AGL Deduction										78,452	
ASSESSED VALUE										81,110	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										31,110	
TOTAL JUST VALUE										159,562	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										121,118	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982211	MH MOVE-ON	0	06/01/1998
B980513	XFOB	988	05/01/1998
94 0277	REPAIR/RRF	4,500	12/01/1994
3230	GARAGE	6,790	03/05/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1585/0198	9/16/2008	WD	Q	I		130,000	
GRANTOR: CARTER KIM F							
GRANTEE: WESTBERRY ROBERT N							
1400/1109	3/31/2006	QC	U	I	01	100	
GRANTOR: CARTER KIMBERLY F & K							
GRANTEE: CARTER KIMBERLY F							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W29 UST=[YR=2009] N16 W5 USP=[YR=2009] W14 S1 UOP=[YR=2009] W4 S15 E4 N15\$ S15 E14 N16\$ S16 E5\$ W35 S28 E35 UOP=[YR=2009] S7 E13 N8 W13 S1\$ N1 E13 S1 E16 N28\$.											

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