BLOCK 5 LOT 12
OR 668/854 & 855
R 223976 & R 223977

TIMMONS JERRY L & JEANETTE M
85364 ALGER ROAD
YULEE, FL 32097

2023

43-2N-27-4648-0005-0120

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	04	PLYWOOD 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
Quality	03	Quality Level 03

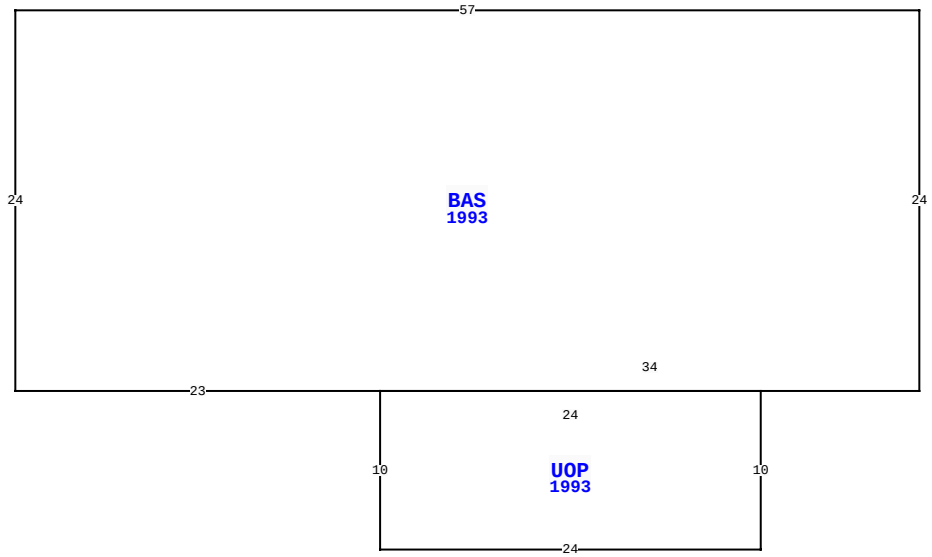
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	31,478
UOP	240	25	60	1,381
TOTALS	1,608		1,428	32,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,428	118.0000	76.70	109,528	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1368 HX Base Yr



85364 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		32,858
TOTAL MARKET OB/XF VALUE		6,422
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		119,280
SOH/AGL Deduction		76,928
ASSESSED VALUE		42,352
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,352
TOTAL JUST VALUE		119,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0668/0855	10/15/1992	WD	Q	I		43,000
GRANTOR: JOHNSTON SHIRLEY M						
GRANTEE: TIMMONS JERRY & J M						
0668/0854	10/15/1992	WD	U	I		100
GRANTOR: GRILLO RUTH M						
GRANTEE: TIMMONS JERRY & J M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E23 UOP=[YR=1993] S10 E24 N10 W24 $ E34 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	0511	GARAGE CB-	0	100	0	0	216.00	SF	40.00	40.00	100	1980	1980	3	35	3,024	
2	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	1980	1980	3	35	1,438	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 6,422

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS