PT OF LOT 11
IN OR 2684/1760
YULEE FARMS 2 SUB PB 3/23

BATTEN DEANNA LYNN/MINSHEW JERRY KEITH ET AL
85158 ALENE RD
YULEE, FL 32097

2024

42-2N-27-4540-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

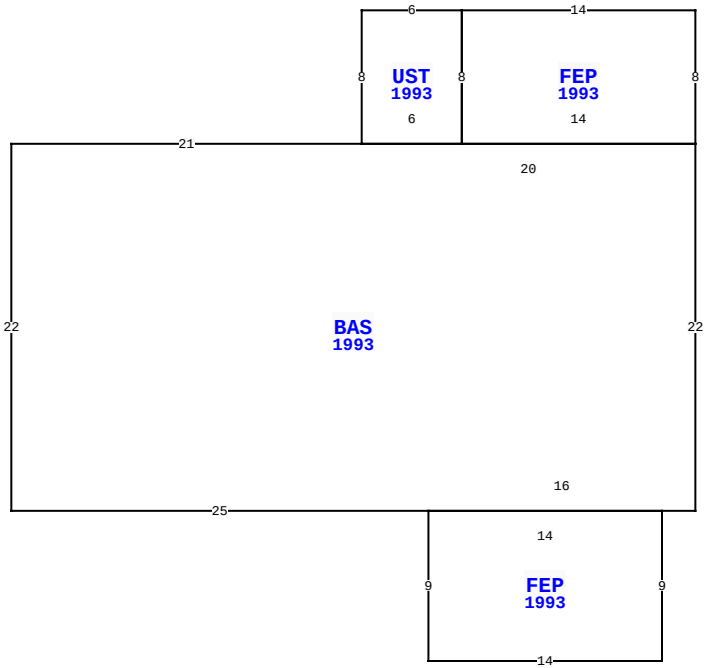
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	902	100	902	64,342
FEP	112	80	90	6,420
FEP	126	80	101	7,205
UST	48	45	22	1,569
TOTALS	1,188		1,115	79,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,115	97.5200	92.64	103,294	1960	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2001 Heated Area: 902 HX Base Yr 2001



85158 ALENE 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		79,536
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		130,136
SOH/AGL Deduction		66,163
ASSESSED VALUE		63,973
TOTAL EXEMPTION VALUE	HX HB	38,973
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/1760	12/12/2023	QC	U	I	11	100
GRANTOR: BATTEN DEANNA LYNN						
GRANTEE: BATTEN DEANNA LYNN						
1318/0520	5/19/2005	QC	U	I	06	100
GRANTOR: BATTEN DANIEL E						
GRANTEE: BATTEN DEANNA LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W14 UST=[YR=1993] W6 S8 BAS=[YR=1993] W21 S22 E25 FEP=[YR=1993] S9 E14 N9 W14$ E16 N22 W20$ E6 N8 $ S8 E14 N8$.

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	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1994	1994	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	100		OR	121.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS