

PT OF LOTS 11 & 12 RP 192
S-3 & S-4 OF LOTS 11 & 12 &
S-5 OF LOT 12

CLAXTON EDWARD T & FLORA/BATTEN JESSICA LEE
85196 ALENE ROAD
YULEE, FL 32097

2024

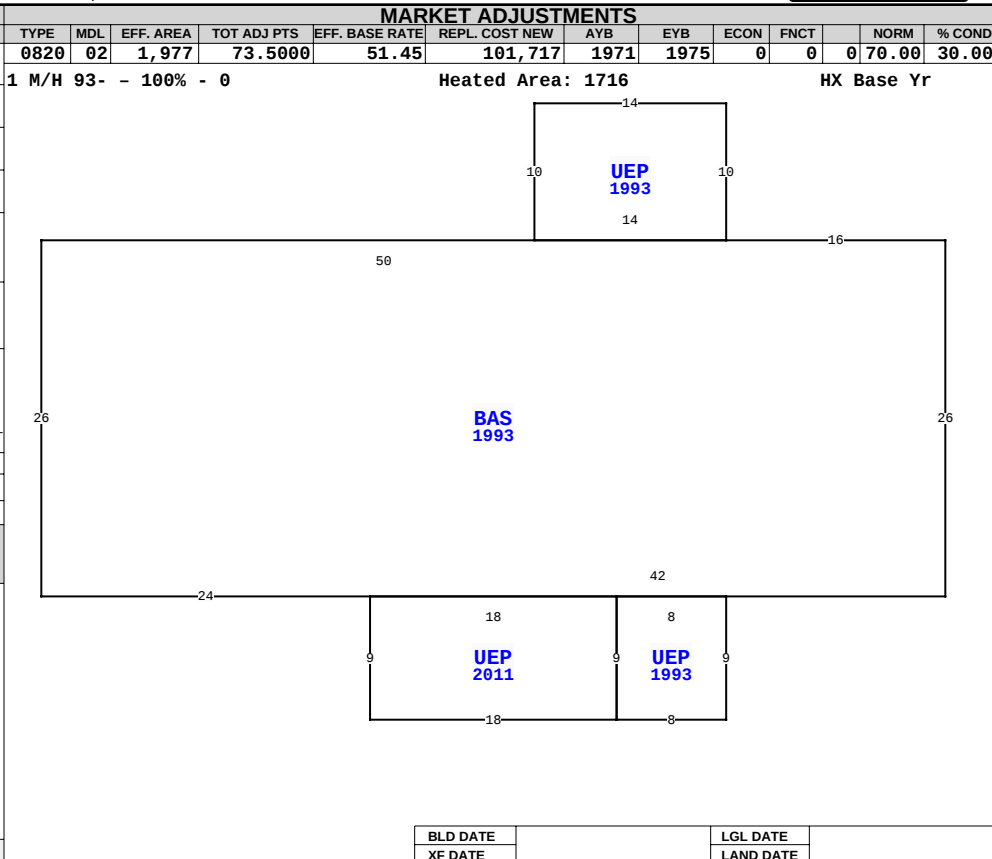
42-2N-27-4540-0011-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	01 NONE 100
Heating Type	01 NONE 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	02 Quality Level 02
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	1,716	100	1,716	26,486
UEP	72	70	50	772
UEP	140	70	98	1,513
UEP	162	70	113	1,744
TOTALS	2,090		1,977	30,515

EXTRA FEATURES	
L N	OB/XF CODE
1	1242
2	0940
3	0681



85196 ALENE RD, YULEE

BLD DATE		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
1	1242	WD DECK A	0	100	8	20			10.00	100	1980	1980	3	20	320	
2	0940	SHEDS/PORT	0	100	20	14			20.10	100	1975	1975	3	20	1,126	
3	0681	POLE SHED	0	100	14	14			15.00	100	1975	1975	3	20	588	

LAND DESCRIPTION										TOTAL OB/XF							2,034	
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	L VA	
1	000102	C	SFR/MH	100		OR	300.00	100.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		30,515	
TOTAL MARKET OB/XF VALUE		2,034	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		87,549	
SOH/AGL Deduction		46,774	
ASSESSED VALUE		40,775	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		15,775	
TOTAL JUST VALUE		87,549	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		85,372	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2684/1758	12/12/2023	QC	U	I	11	100	
GRANTOR: CLAXTON EDWARD T & FL							
GRANTEE: CLAXTON EDWARD T &							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W16 UEP=[YR=1993] N10 W14 S10 E14\$ W50 S26 E24 UEP=[YR=2011] S9 E18 UEP=[YR=1993] E8 N9 W8 S9\$ N9 W18\$ E42 N26\$.	