

PT OF N1/2 OF LOT 13 &
PT OF ABDN R/W
IN OR 2272/1927

SENESAC ANDREW & TIA
85302 ALENE ROAD
YULEE, FL 32097

2024

42-2N-27-4540-0013-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	05	AVERAGE 100	0800	02	1,610	140.6400	105.48	169,823	1998	2010	0	0	0	34.00	66.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2020													Heated Area: 1572										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020										
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																								
Quality			05	Quality Level 05																						
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	1,572	100	1,572	109,438																						
DCK	120	15	18	1,253																						
DCK	132	15	20	1,393																						
TOTALS			1,824	1,610	112,083																					
EXTRA FEATURES			85302 ALENE RD, YULEE																							
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905											
2	0681	POLE SHED	0 100	36	18	648.00	SF	12.00	12.00	100	2000	2000	3	28	2,177											
3	0810	CONCRETE A	0 100	0	0	496.00	SF	6.50	6.50	100	2000	2000	3	79	2,547											
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																										