PT OF N1/2 OF LOT 13 &
PT OF ABDN R/W
1999 MERIT DW/MH

BROWN JESSE V III
416 SW THERESA CT
LAKE CITY, FL 32025

2024

42-2N-27-4540-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

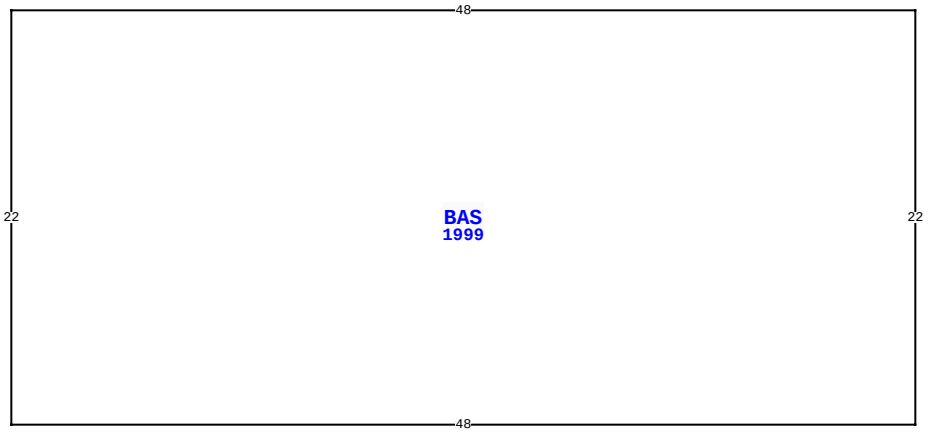
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,056	100	1,056	40,981
TOTALS	1,056		1,056	40,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	117.6000	88.20	93,139	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1056 HX Base Yr



85318 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	40,981
TOTAL MARKET OB/XF VALUE	1,427
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	122,408
SOH/AGL Deduction	26,238
ASSESSED VALUE	96,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,170
TOTAL JUST VALUE	122,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0530	5/07/2014	QC	U	I	11	100
GRANTOR: BROWN CLINTON EARL						
GRANTEE: BROWN JESSE V III						
1476/1398	2/05/2007	QC	U	I	01	15,000
GRANTOR: BROWN CLINTON & MELIS						
GRANTEE: CLARK BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S22 E48 N22 $.

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	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2001	2001	3	20	160	
2	0751	UOP	0	0	18	16	288.00	SF	10.00	10.00	100	2006	2006	3	44	1,267	

LAND DESCRIPTION

TOTAL OB/XF 1,427

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	0		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