BLOCK 4 LOT 3
IN OR 2144/1920
R567782 & R567783

JOHNS ADAM IRA
85776 ALENE ROAD
YULEE, FL 32097

**2024**

**42-2N-27-4612-0004-0030**

## 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

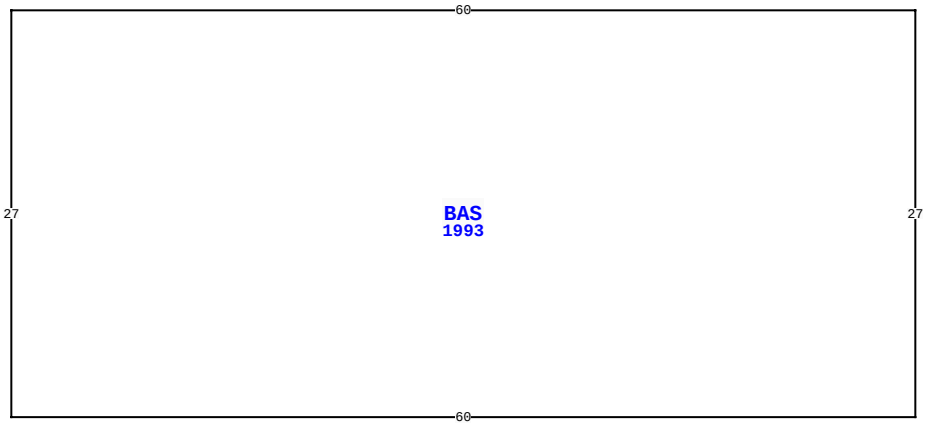
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 40,007 |
| TOTALS | 1,620 | | 1,620 | 40,007 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,620 | 117.6000 | 82.32 | 133,358 | 1993 | 1993 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2018 Heated Area: 1620 HX Base Yr 2018




85776 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 | | 40,007 |
| TOTAL MARKET OB/XF VALUE | | 1,393 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 121,400 |
| SOH/AGL Deduction | | 54,664 |
| ASSESSED VALUE | | 66,736 |
| TOTAL EXEMPTION VALUE | HX HB | 41,736 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 121,400 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 118,543 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2144/1920 | 9/06/2017 | QC | U | I | 11 | 100 |
| GRANTOR: JOHNS JOHN BRAD | | | | | | |
| GRANTEE: JOHNS ADAM IRA | | | | | | |
| 1499/0527 | 5/16/2007 | QC | U | I | 07 | 100 |
| GRANTOR: JOHNS DAVID M & CATHY | | | | | | |
| GRANTEE: JOHNS JOHN BRAD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

## 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 | 100 | 16 | 6 | 96.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 192 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 22 | 21 | 462.00 | SF | 13.00 | 13.00 | 100 | 2000 | 2000 | 3 | 20 | 1,201 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,393

| 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 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