BLOCK 4 LOTS 7 & 8
1N OR 481/36 R359925 R359724
YULEE WOODS #2 PB 5/83 & 84

BLANTON ROGER D & DIANE C
85638 ALENE RD
YULEE, FL 32097

2024

42-2N-27-4612-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

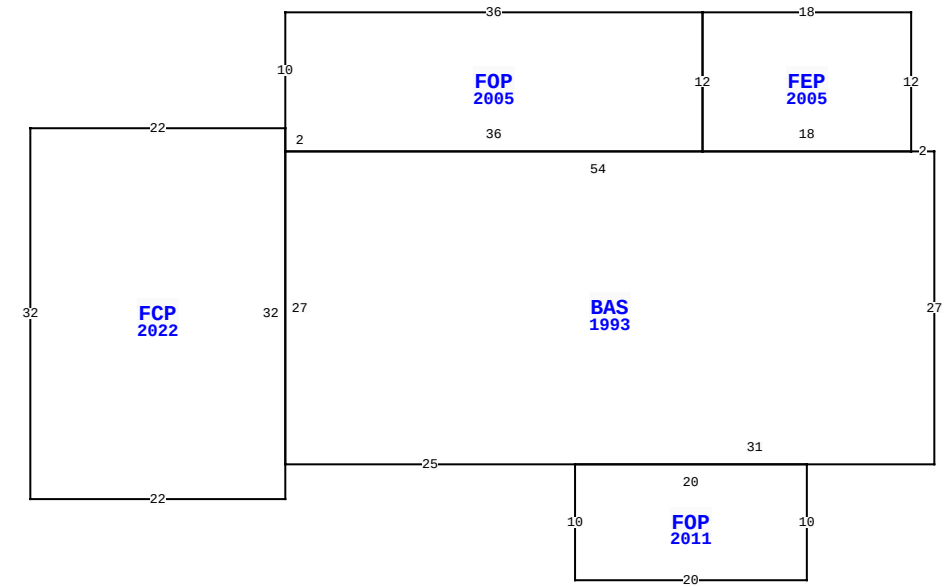
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	37,848
FCP	704	25	176	4,406
FEP	216	85	184	4,606
FOP	432	30	130	3,254
FOP	200	30	60	1,502
TOTALS	3,064		2,062	51,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,062	119.2000	83.44	172,053	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1696 HX Base Yr



85638 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		80,656
TOTAL MARKET OB/XF VALUE		22,686
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		263,342
SOH/AGL Deduction		158,453
ASSESSED VALUE		104,889
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,889
TOTAL JUST VALUE		263,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24274	CARPORT	11,598	01/01/2011
B15140	ADDITION	5,358	04/01/2005
B962955	XFOB	10,368	07/16/1996
5267	ADDITION	2,448	10/31/1988
7400	MH MOVE-ON	3,500	07/27/1988
7395	MH MOVE-ON	33,000	07/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0481/0036	2/01/1986	MS	U	V		21,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=2005] N12 W18 FOP=[YR=2005] W36 S10 FCP=[YR=2022] W22 S32 E22 N32$ S2 E36 N12$ S12 E18$ W54 S27 E25 FOP=[YR=2011] S10 E20 N10 W20$ E31 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	0810	CONCRETE A	0	100	12	22	264.00	SF	6.50	6.50	100	1988	1988	3	54.5	935	
2	0810	CONCRETE A	0	100	23	21	483.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,868	
3	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	1996	1996	3	72	543	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
5	0510	GARAGE WD-	0	100	30	36	1,080.00	SF	35.00	35.00	100	2005	2005	3	40	15,120	
6	0351	CARPORT MT	0	100	30	20	600.00	SF	6.60	6.60	100	2011	2011	3	50	1,980	

LAND DESCRIPTION

TOTAL OB/XF 22,686

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	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

BLOCK 4 LOTS 7 & 8
1N OR 481/36 R359925 R359724
YULEE WOODS #2 PB 5/83 & 84

BLANTON ROGER D & DIANE C
85638 ALENE RD
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2024

42-2N-27-4612-0004-0070

BUILDING CHARACTERISTICS

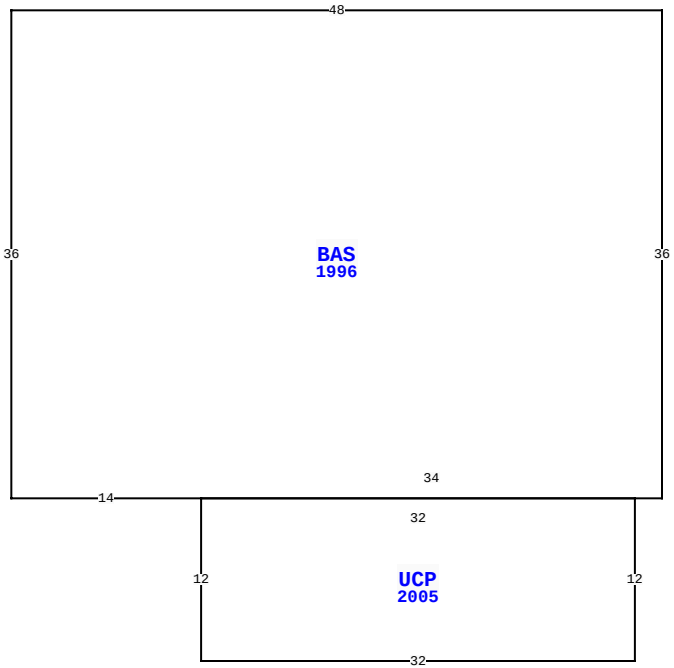
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 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	1,728	100	1,728	26,663
UCP	384	40	154	2,376
TOTALS	2,112		1,882	29,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	1,882	67.4520	30.86	58,079	1996	1996	0	0	0	50.00	50.00

2 PREFAB MTL – 100% - 0 Heated Area: 1728 HX Base Yr



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XF DATE		LAND DATE	
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85638 ALENE RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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BASE TAXABLE VALUE		54,889
TOTAL JUST VALUE		263,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5175	CHNGE SRVC	50	06/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0481/0036	2/01/1986	MS	U	V		21,600

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S36 E14 UCP=[YR=2005] S12 E32 N12 W32$ E34 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS