BLOCK 5 LOT 4
WILSON NECK LANDING 2 PB 4/72

HERNANDEZ TELMA
85114 ALGER ROAD
YULEE, FL 32097

2024

43-2N-27-4648-0005-0040

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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

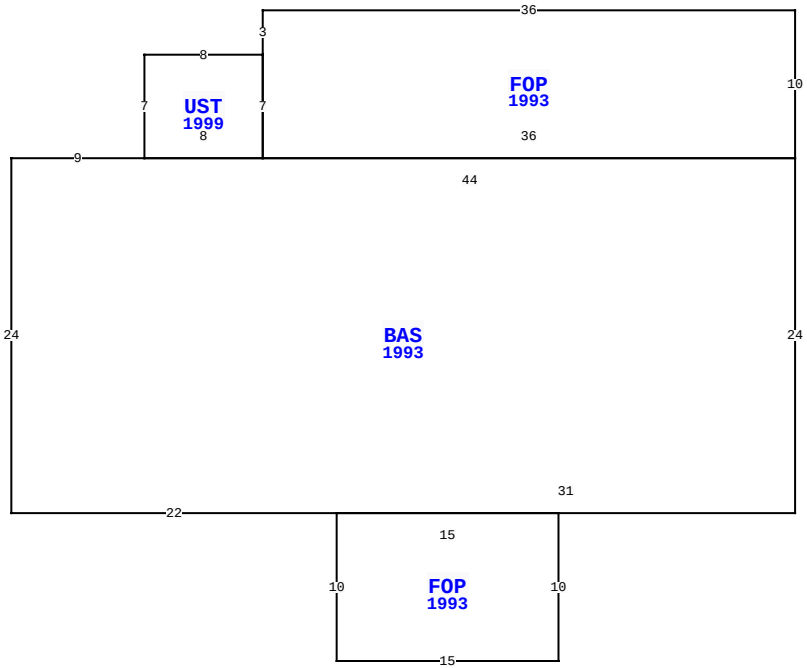
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	31,253
FOP	150	30	45	1,106
FOP	360	30	108	2,654
UST	56	55	31	762
TOTALS	1,838		1,456	35,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	117.0000	81.90	119,246	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1272 HX Base Yr



85114 ALGER 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	35,774
TOTAL MARKET OB/XF VALUE	2,185
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	117,959
SOH/AGL Deduction	0
ASSESSED VALUE	117,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,959
TOTAL JUST VALUE	117,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17	REPAIR/RRF	1,200	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/1230	8/29/2023	WD	Q	I	01	174,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: HERNANDEZ TELMA						
2652/37	6/29/2023	WD	Q	I	01	135,000
GRANTOR: TURNER JENNIE LEE						
GRANTEE: ALOHOMORA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W36 S3 UST=[YR=1999] W8 S7 BAS=[YR=1993] W9 S24 E22 FOP=[YR=1993] S10 E15 N10 W15$ E31 N24 W44$ E8 N7$ S7 E36 N10$.

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	0350	CARPORT WD	0	0	0	0	540.00	SF	13.00	13.00	100	1984	1984	3	20	1,404	
2	0351	CARPORT MT	0	0	11	10	110.00	SF	6.60	6.60	100	1993	1993	3	20	145	
3	0350	CARPORT WD	0	0	20	10	200.00	SF	13.00	13.00	100	1997	1997	3	20	520	
4	1242	WD DECK A	0	0	0	0	58.00	SF	10.00	10.00	100	1990	1990	3	20	116	

LAND DESCRIPTION

TOTAL OB/XF 2,185

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