PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2023/1095 (EX DOT R/W
IN OR 206/59)

ALDERMAN ANTHONY
96157 NORTH PRINCE DR
YULEE, FL 32097

2025

24-2N-28-0000-0017-0010

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	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

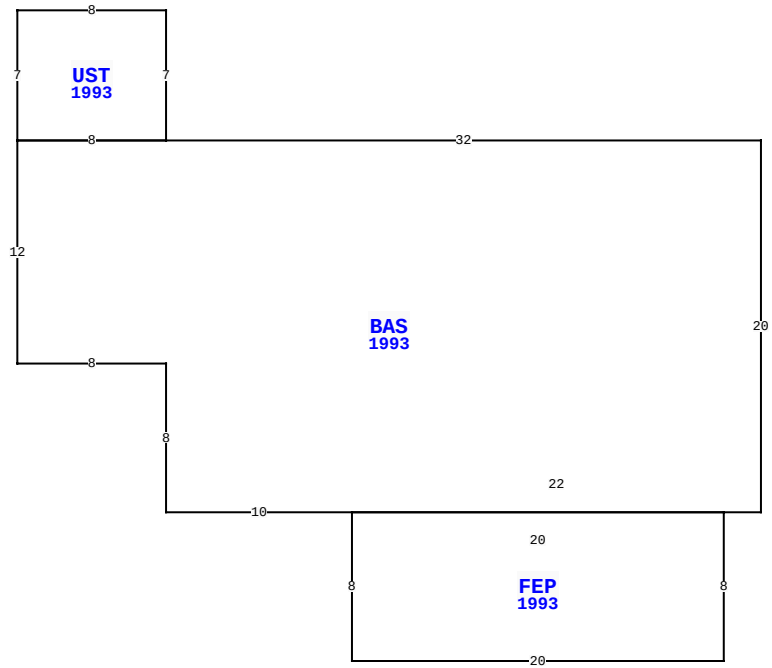
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	1993	736	60,093
FEP	160	80	1993	128	10,451
UST	56	45	1993	25	2,041
TOTALS	952			889	72,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	889	103.6800	103.68	92,172	1968	1968	0	0	0	21.25	78.75

1 SINGLE FAM – 0% - 0 Heated Area: 736 HX Base Yr



464101 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	72,585
TOTAL MARKET OB/XF VALUE	188
TOTAL LAND VALUE - MARKET	100,800
TOTAL MARKET VALUE	173,573
SOH/AGL Deduction	57,775
ASSESSED VALUE	115,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,798
TOTAL JUST VALUE	173,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/268	3/31/2025	FJ	U	I	11	0
GRANTOR: HOLZENDORF MAMIE LOU						
GRANTEE: ALDERMAN ANTHONY						
2023/1095	12/28/2010	QC	U	I	11	100
GRANTOR: HOLZENDORF QUINN LOUI						
GRANTEE: ALDERMAN ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UST=[YR=1993] N7 W8 S7 E8 $ W8 S12 E8 S8 E10 FEP=[YR=1993] S8 E20 N8 W20 $ E22 N20 $.

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	14	140.00	SF	6.70	6.70	100	1975	1975	3	20	188	

LAND DESCRIPTION

TOTAL OB/XF 188

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	000100	C	RES	0		RM	84.00	130.00	84.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	100,800							

REVIEW DATE 12/11/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 07/30/2025 BY SYS