IN OR 1117/1978
EX 1-21

MASON GLORIA
57115 ALDERMAN DR
YULEE, FL 32097

2025

40-3N-25-0000-0001-0140

BUILDING CHARACTERISTICS

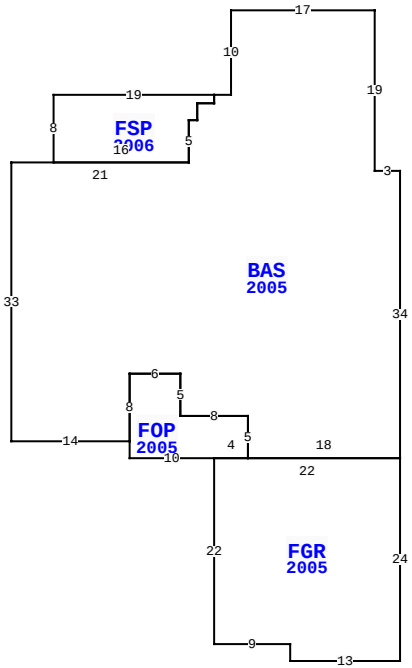
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	2005	1,820	199,509
FGR	510	55	2005	280	30,693
FOP	100	30	2005	30	3,288
FSP	133	40	2006	53	5,810
TOTALS	2,563			2,183	239,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	96.3144	127.14	277,547	2005	2005	0	0	0	13.78	86.22

1 SNGL FAM – 100% - 2006 Heated Area: 1820 HX Base Yr 2006



57115 ALDERMAN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,301
TOTAL MARKET OB/XF VALUE		6,645
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		290,946
SOH/AGL Deduction		156,229
ASSESSED VALUE		134,717
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,995
TOTAL JUST VALUE		290,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14427	ELEC OTHER	2,000	02/01/2005
M09320	MECH OTHER	0	02/01/2005
B0414202	ELEC OTHER	0	02/01/2005
E0514222	ELEC OTHER	0	02/01/2005
B14202	NEW CONSTR	143,300	12/13/2004
R046972	REPAIR/RRF	6,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1117/1978	3/03/2003	QC	Q	V	01	7,000
GRANTOR: ALDERMAN RALPH & LUTH						
GRANTEE: MASON GLORIA						
0618/1256	2/08/1991	WD	Q	V	01	100
GRANTOR: ALDERMAN ROSCOE						
GRANTEE: ALDERMAN RALPH & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 N19 W17 S10 W2 FSP=[YR=2006] W19 S8 E16 N5 E1 N2 E2 N1 $ S1 W2 S2 W1 S5 W21 S33 E14 FOP=[YR=2005] S2 E10 FGR=[YR=2005] S22 E9 S2 E13 N24 W22 $ E4 N5 W8 N5 W6 S8 $ N8 E6 S5 E8 S5 E18 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,061.00	SF	4.00	4.00	100	2005	2005	3	84	3,565	

LAND DESCRIPTION

TOTAL OB/XF 6,645

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS