PT OF LOTS 6 & 5
WM DAVIS ESTATE DBK 245/475

JOHNSON FREDDIE L & YVONNE M
86073 ALLIANCE PL
YULEE, FL 32097

2025

42-2N-27-4320-0006-0040

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

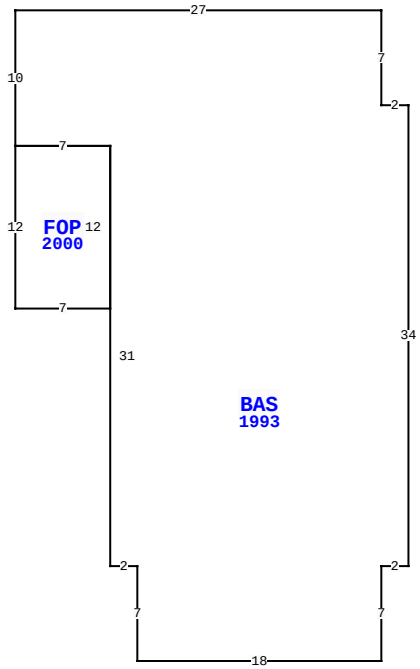
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1993	1,084	85,543
FOP	84	30	2000	25	1,973
TOTALS	1,168			1,109	87,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,109	102.8200	102.82	114,027	1930	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 0 Heated Area: 1084 HX Base Yr



86073 ALLIANCE PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	87,516
TOTAL MARKET OB/XF VALUE	3,360
TOTAL LAND VALUE - MARKET	58,905
TOTAL MARKET VALUE	149,781
SOH/AGL Deduction	39,340
ASSESSED VALUE	110,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,441
TOTAL JUST VALUE	149,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,212

ALSO SEE ADCNT PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992133	REPAIR/RRF	2,370	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/1132	6/25/2019	QC	U	I	11	55,800
GRANTOR: WHITE JEANNETTE BACON						
GRANTEE: JOHNSON FREDDIE L &						
2126/1381	6/15/2017	QC	U	I	11	100
GRANTOR: WHITE CHARLES LOUIS						
GRANTEE: WHITE CHARLES LOUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N7 W27 S10 FOP=[YR=2000] E7 S12 W7 N12 $ E7 S31 E2 S7 E18 N7 E2 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	0510	GARAGE WD-	0	0	0	0	480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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		OR	0.00	0.00	0.77	AC		1.00	1.00	0.90	85,000.00	76,500.00	58,905							

REVIEW DATE 04/03/2024 BY KWA Total Acres: 0.77 Total Land Value: 58,905 Market: 0 Agricultural: 0 Common: 58,905 PRINTED 07/30/2025 BY SYS