



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	01	NONE 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		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	902	100	1993
FEP	112	80	1993
FEP	126	80	1993
UST	48	45	1993
TOTALS	1,188		

MARKET ADJUSTMENTS																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
0100	01	1,115	97.5200	97.52	108,735	1960	1960	0	0	23.25	76.75										
1 SINGLE FAM - 100% - 2001																					
Heated Area: 902																					
HX Base Yr 2001																					
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/09/2025		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																
			05/09/2025		MLU																

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			83,454
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			144,054
SOH/AGL Deduction			78,226
ASSESSED VALUE			65,828
TOTAL EXEMPTION VALUE	HX HB		40,828
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			144,054
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/1760	12/12/2023	QC	U	I	11	100
GRANTOR: BATTEN DEANNA LYNN						
GRANTEE: BATTEN DEANNA LYNN						
1318/0520	5/19/2005	QC	Q	I	06	100
GRANTOR: BATTEN DANIEL E						
GRANTEE: BATTEN DEANNA LYNN						

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
1	0681	POLE SHED	0	100	10	20		15.00	15.00	100	1994	1994	3	20	600	
85158 ALENE RD, YULEE																

BUILDING NOTES									

BUILDING DIMENSIONS									
FEP=[YR=1993] W14 UST=[YR=1993] W6 S8 BAS=[YR=1993] W21 S22 E25 FEP=[YR=1993] S9 E14 N9 W14\$ E16 N22 W20\$ E6 N8 \$ S8 E14 N8\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	121.00	200.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							