

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,056	117.6000	99.96	105,558	1999	1999	0	0	58.00	42.00		
1 M/H 94+ - 0% - 0 Heated Area: 1056 HX Base Yr													

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1999	1,056	44,334
TOTALS	1,056			1,056	44,334

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	1242	WD DECK A	0	0	10	8			10.00	100	2001	2001	3	20	160	
2	0751	UOP	0	0	18	16			10.00	100	2006	2006	3	40	1,152	
3	0351	CARPORT MT	0	0	22	12			10.00	100	2025	2021		90	2,376	

85318 ALENE RD, YULEE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			44,334
TOTAL MARKET OB/XF VALUE			3,688
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			133,022
SOH/AGL Deduction			24,859
ASSESSED VALUE			108,163
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			108,163
TOTAL JUST VALUE			133,022
NCON VALUE			2,376
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1923/0530	5/07/2014	QC	U	I	11	100
GRANTOR: BROWN CLINTON EARL						
GRANTEE: BROWN JESSE V III						
1476/1398	2/05/2007	QC	Q	I	01	15,000
GRANTOR: BROWN CLINTON & MELIS						
GRANTEE: CLARK BRENDA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W48 S22 E48 N22 \$ .	

LAND DESCRIPTION														TOTAL OB/XF											3,688
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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								