

PT OF LOT 15
IN OR 2524/1910 &
PT OF LOT 16

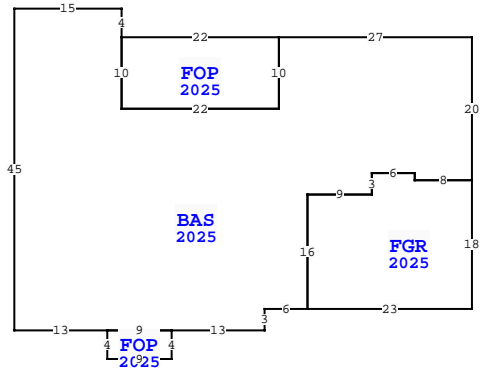
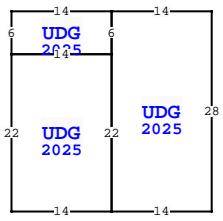
FLICKINGER CHARLES M/LANGFORD CECILY L
85223 ALENE RD
YULEE, FL 32097

2025

42-2N-27-4540-0016-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
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
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	1,975	100	2025
FGR	402	55	2025
FOP	36	30	2025
FOP	220	30	2025
UDG	84	55	2025
UDG	308	55	2025
UDG	392	55	2025
TOTALS	3,417		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,704	116.1600	153.33	414,604	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025 Heated Area: 1975 HX Base Yr 2021											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			519,102
TOTAL MARKET OB/XF VALUE			6,364
TOTAL LAND VALUE - MARKET			444,583
TOTAL MARKET VALUE			970,049
SOH/AGL Deduction			208,749
ASSESSED VALUE			761,300
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			710,578
TOTAL JUST VALUE			970,049
NCON VALUE			414,604
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B220002731	GARAGE 798 SQ FT	47,784	04/10/2025
CO250003121	PRIVATE PROVIDER	325,433	03/27/2025
22002729	NEW CONSTR	325,433	02/17/2022
22002731	GARAGE	47,784	02/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1910	12/22/2021	WD	U	V	37	135,000

GRANTOR: VERA KEVIN
GRANTEE: FLICKINGER CHARLES
2356/0791 4/23/2020 WD Q I 01 189,000
GRANTOR: WILSON LISA
GRANTEE: FLICKINGER CHARLES

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	0510	GARAGE WD-	1	100	18	24	SF	35.00	35.00	100	1986	1986	3	20	3,024	
2	0810	CONCRETE A	2	100	0	0	SF	6.50	6.50	100	1996	1996	3	70	3,340	

BUILDING NOTES														
BAS=[YR=2025;ORIG=29,10] E15 S4 S10 E22 N10 E27 S20 W8 N1 W6 S3 W9 S16 W6 S3 W13 W9 W13 N45 \$ FGR=[YR=2025;ORIG=70,36] E9 N3 E6 S1 E8 S18 W23 N16 \$ UDG=[YR=2025;ORIG=84,-32] E14 S28 W14 N22 N6 \$ UDG=[YR=2025;ORIG=84,-4] W14 N22 E14 S22 \$ FOP=[YR=2025;ORIG=44,24] E22 N10 W22 S10 \$ UDG=[YR=2025;ORIG=84,-26] W14 N6 E14 S6 \$ FOP=[YR=2025;ORIG=42,55] E9 S4 W9 N4 \$														

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	0.00	0.00	2.67	AC		1.00	1.00	1.00	85,000.00	85,000.00	226,950							
2	000100	C	RES	100		OR	0.00	0.00	3.20	AC		1.00	1.00	0.80	85,000.00	68,000.00	217,600							
3	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.33	AC		1.00	1.00	1.00	100.00	100.00	33							

