PT OF LOT 17
IN OR 2015/1219
YULEE FARMS #2 PB 3/23

MAGUIRE ANNETTE R & MICHAEL E/MAGUIRE JAIME R
PO BOX 15106
FERNANDINA BEACH, FL 32035

2025

42-2N-27-4540-0017-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

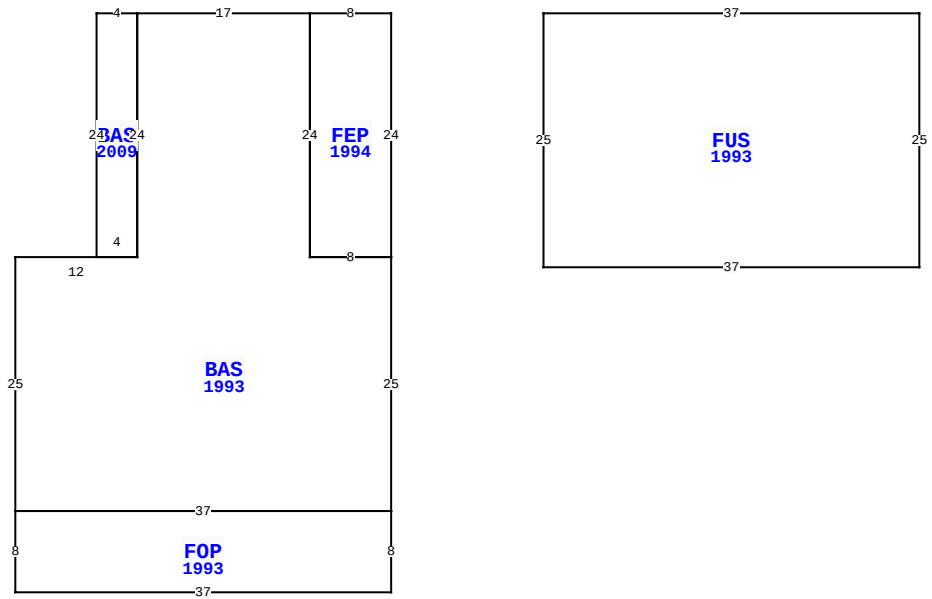
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	1993	1,333	105,568
BAS	96	100	2009	96	7,603
FEP	192	80	1994	154	12,196
FOP	296	30	1993	89	7,049
FUS	925	100	1993	925	73,256
TOTALS	2,842			2,597	205,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,597	96.5760	96.58	250,818	1983	1988	0	0	0	18.00	82.00

1 SINGLE FAM – 50% - 2016 Heated Area: 2354 HX Base Yr 2016



85171 ALENE RD, YULEE

BLD DATE	04/13/2015 KK	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		205,671
TOTAL MARKET OB/XF VALUE		18,738
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		309,409
SOH/AGL Deduction		89,030
ASSESSED VALUE		220,379
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		169,657
TOTAL JUST VALUE		309,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21474	WINDOWS	2,844	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/1219	11/24/2015	WD	Q	I	01	190,000
GRANTOR: WILLIAMS CARL H & LIN						
GRANTEE: MAGUIRE ANNETTE R &						
1557/0173	3/24/2008	WD	Q	I	05	123,000
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: WILLIAMS CARL H & L						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1994] W8 BAS=[YR=1993] W17 BAS=[YR=2009] W4 S24 E4 N24$ S24 W12 S25 FOP=[YR=1993] S8 E37 N8 W37$ E37 N25 W8 N24$ S24 E8 N24$ PTR= E15 FUS=[YR=1993] E37 S25 W37 N25$ W15$.

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	0504	FP-ELECTRI	0	50	0	0	2.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	2,060	
2	1242	WD DECK A	0	50	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	22	880	
3	0940	SHEDS/PORT	0	50	12	8	96.00	SF	21.30	21.30	100	2005	2005	3	22	450	
4	0810	CONCRETE A	0	50	32	4	128.00	SF	6.50	6.50	100	2005	2005	3	84	699	
5	0510	GARAGE WD-	0	50	25	24	600.00	SF	35.00	35.00	100	2013	2013	3	68	14,280	
6	0810	CONCRETE A	0	50	11	5	55.00	SF	6.50	6.50	100	1983	1983	3	38	136	
7	0851	PATIO STON	0	50	0	0	404.00	SF	0.75	0.75	100	2000	2000	3	77	233	

LAND DESCRIPTION

TOTAL OB/XF 18,738

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	50	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/04/2021 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS