BLOCK 4 LOT 3
IN OR 2144/1920
R567782 & R567783

JOHNS ADAM IRA
85776 ALENE ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0030

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	14	CARPET 90
Interior Floo	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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

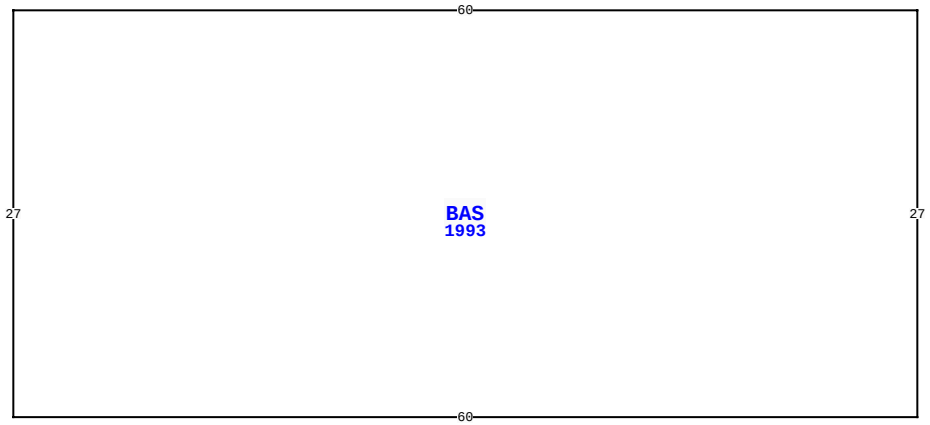
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	45,723
TOTALS	1,620			1,620	45,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	117.6000	94.08	152,410	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1620 HX Base Yr 2018



85776 ALENE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,723
TOTAL MARKET OB/XF VALUE		1,393
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		132,116
SOH/AGL Deduction		63,445
ASSESSED VALUE		68,671
TOTAL EXEMPTION VALUE	HX HB	43,671
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/1920	9/06/2017	QC	U	I	11	100
GRANTOR: JOHNS JOHN BRAD						
GRANTEE: JOHNS ADAM IRA						
1499/0527	5/16/2007	QC	U	I	07	100
GRANTOR: JOHNS DAVID M & CATHY						
GRANTEE: JOHNS JOHN BRAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

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	1242	WD DECK A	0	100	16	6	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
2	0350	CARPORT WD	0	100	22	21	462.00	SF	13.00	13.00	100	2000	2000	3	20	1,201	

LAND DESCRIPTION

TOTAL OB/XF 1,393

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS