

GADOURY DYLAN J
85606 ALENE RD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4														
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												VALUATION BY		STANDARD															
Exterior Wall	25	MOD METAL 100		0820	02	946	74.6200	59.70	56,476	1980	1980	0	0	0	70.00	30.00	Tax Group: 4Tax Dist:																													
Roof Structur	03	GABLE/HIP 100		1 M/H 93- - 0% - 0												Heated Area: 910HX Base Yr																														
Roof Cover	12	MODULAR MT 100		146UOP20236 814431414106UOP2023106 14BAS1993																																										
Interior Wall	04	PLYWOOD 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																																												
Quality		02	Quality Level 02																																											
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	910	100	1993	910	16,298																																									
UOP	60	25	2023	15	269																																									
UOP	84	25	2023	21	376																																									
TOTALS		1,054		946	16,943																																									
EXTRA FEATURES					85606 ALENE RD, YULEE											BLD DATE				LGL DATE		05/09/2025		MLU																						
					XF DATE				LAND DATE																																					
					INC DATE				AG DATE																																					
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																															