ADVERSE POSSESSION CLAIM
BLOCK 4 LOT 12 R433957
IN OR 1571/1435

KELLEY GRADY L JR
85520 ALENE ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

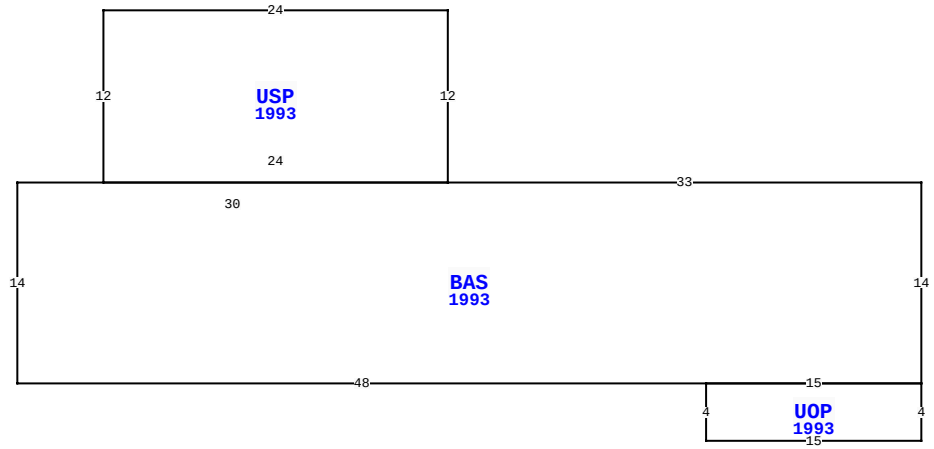
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	19,644
UOP	60	25	1993	15	334
USP	288	50	1993	144	3,207
TOTALS	1,230			1,041	23,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,041	92.8000	74.24	77,284	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 882 HX Base Yr



85520 ALENE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,185
TOTAL MARKET OB/XF VALUE	2,713
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	110,898
SOH/AGL Deduction	34,857
ASSESSED VALUE	76,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,041
TOTAL JUST VALUE	110,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1571/1435	6/13/2008	WD	Q	I		57,000
GRANTOR: FORREST JAMES P & TEN						
GRANTEE: KELLEY GRADY L JR						
0607/1232	9/19/1990	WD	Q	V		13,500
GRANTOR: MULLIN & NEVES						
GRANTEE: FORREST JAMES & T L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 USP=[YR=1993] N12 W24 S12 E24 $ W30 S14 E48
UOP=[YR=1993] S4 E15 N4 W15 $ E15 N14 $.

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	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1992	1992	3	20	1,440	
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	1991	1991	3	20	384	
3	0940	SHEDS/PORT	0	0	12	6	72.00	SF	20.10	20.10	100	1992	1992	3	20	289	
4	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1992	1992	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 2,713

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

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS