BLOCK 4 LOTS 15 & 16
IN OR 1981/1156
YULEE WOODS # 2 PB 83 & 84

WOODS RICHARD D JR
85440 ALENE ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0150

BUILDING CHARACTERISTICS

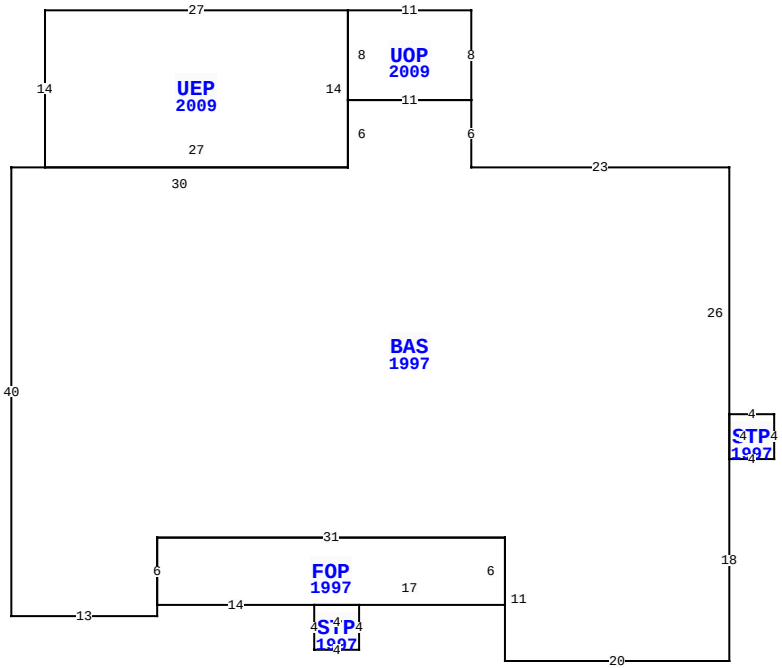
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,489	100	1997	2,489	218,901
FOP	186	30	1997	56	4,925
STP	16	10	1997	2	176
STP	16	10	1997	2	176
UEP	378	60	2009	227	19,964
UOP	88	20	2009	18	1,583
TOTALS	3,173			2,794	245,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,794	101.3760	101.38	283,256	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2017 Heated Area: 2489 HX Base Yr 2017



85440 ALENE RD, YULEE

BLD DATE	05/04/2015 KKX	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		266,428
TOTAL MARKET OB/XF VALUE		11,476
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		447,904
SOH/AGL Deduction		183,243
ASSESSED VALUE		264,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,939
TOTAL JUST VALUE		447,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963189	NEW CONSTR	88,906	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/1156	5/13/2015	FJ	U	I	11	0
GRANTOR: WOODS RICHARD DAVID E						
GRANTEE: WOODS RICHARD D JR						
1537/1141	11/27/2007	QC	Q	I	01	100
GRANTOR: WOODS SYLVIA I						
GRANTEE: WOODS SYLVIA I & RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W23 N6 UOP=[YR=2009] N8 W11 UEP=[YR=2009] W27 S14 E27 N14$ S8 E11$ W11 S6 W30 S40 E13 N1 FOP=[YR=1997] E14 STP=[YR=1997] S4 E4 N4 W4$ E17 N6 W31 S6$ N6 E31 S11 E20 N18 STP=[YR=1997] E4 N4 W4 S4$ N26$.

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	0510	GARAGE WD-	0	100	20	22	440.00	SF	35.00	35.00	100	1995	1995	3	20	3,080	
2	0351	CARPORT MT	0	100	24	22	528.00	SF	8.50	8.50	100	2003	2003	3	20	898	
3	0351	CARPORT MT	0	100	13	10	130.00	SF	5.60	5.60	100	2003	2003	3	20	146	
4	0510	GARAGE WD-	0	100	35	18	630.00	SF	19.60	19.60	100	2003	2003	3	30	3,704	
5	0351	CARPORT MT	0	100	14	35	490.00	SF	7.00	7.00	100	2005	2005	3	22	755	
6	0351	CARPORT MT	0	100	48	40	1,920.00	SF	5.60	5.60	100	2002	2002	3	20	2,150	
7	0810	CONCRETE A	0	100	2	4	8.00	SF	6.50	6.50	100	2005	2005	3	84	44	
8	0810	CONCRETE A	0	100	8	16	128.00	SF	6.50	6.50	100	2005	2005	3	84	699	

LAND DESCRIPTION

TOTAL OB/XF 11,476

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	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 03/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

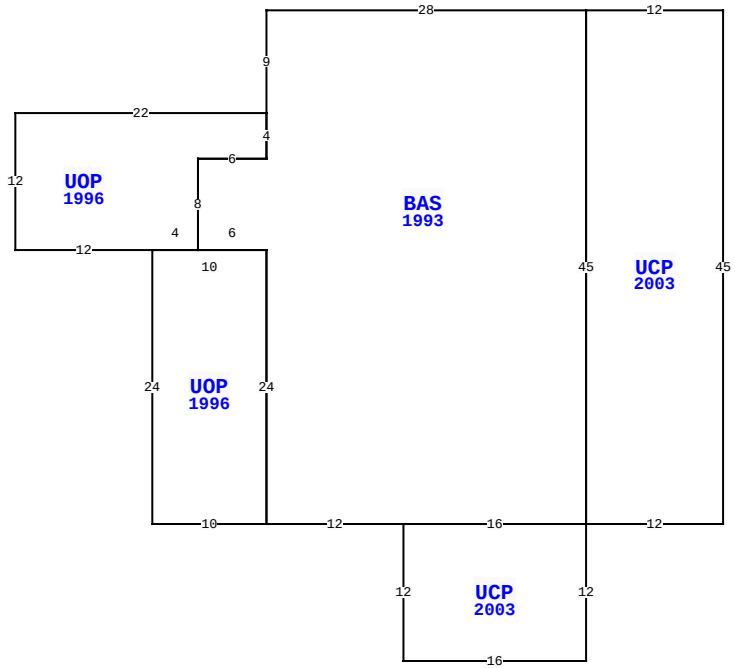
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1993	1,308	17,527
UCP	192	20	2003	38	509
UCP	540	20	2003	108	1,447
UOP	216	20	1996	43	576
UOP	240	20	1996	48	643
TOTALS	2,496			1,545	20,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,545	72.4200	26.80	41,406	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2017 Heated Area: 1308 HX Base Yr 2017



85440 ALENE RD, YULEE

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XF DATE			LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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1537/1141	11/27/2007	QC	Q	I	01	100
GRANTOR: WOODS SYLVIA I						
GRANTEE: WOODS SYLVIA I & RI						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2003] W12 BAS=[YR=1993] W28 S9 UOP=[YR=1996] W22 S12 E12 UOP=[YR=1996] S24 E10 N24 W10 $ E4 N8 E6 N4 $ S4 W6 S8 E6 S24 E12 UCP=[YR=2003] S12 E16 N12 W16 $ E16 N45 $ S45 E12 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS