TRACT 4
IN OR 1035/1708
YULEE WOODS #2-A PB 5/206

MCCORMICK CARL C & DINA M
85689 ALENE RD
YULEE, FL 32097

2025

42-2N-27-461A-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

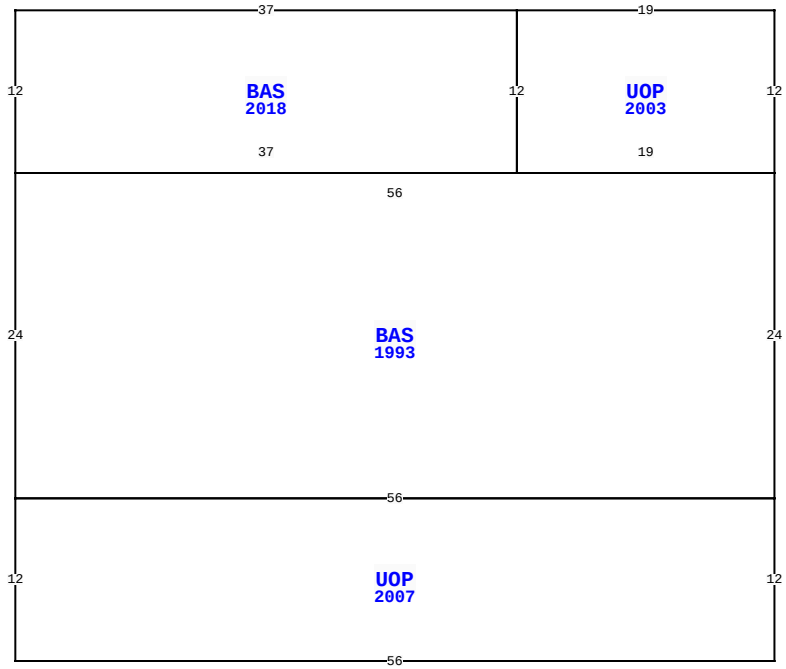
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,344	100	1993	1,344	39,740
BAS	444	100	2018	444	13,128
UOP	228	25	2003	57	1,685
UOP	672	25	2007	168	4,967
TOTALS	2,688			2,013	59,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,013	123.2000	98.56	198,401	1975	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1788 HX Base Yr 2002



85689 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		77,538
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		162,538
SOH/AGL Deduction		87,745
ASSESSED VALUE		74,793
TOTAL EXEMPTION VALUE	HX HB	49,793
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		162,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006261	XFOB	16,730	01/01/2018
B19475	ADDITION	7,200	02/01/2007
R10110	REPAIR/RRF	500	02/01/2007
7557	MH MOVE-ON	18,500	11/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/1708	2/07/2002	WD	Q	I	01	25,000
GRANTOR: MCCORMICK CARL						
GRANTEE: MCCORMICK CARL & DI						
1035/1707	2/07/2002	QC	U	I	07	100
GRANTOR: WILLIAMS LARRY R						
GRANTEE: MCCORMICK CARL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W19 BAS=[YR=2018] W37 S12 BAS=[YR=1993] S24 UOP=[YR=2007] S12 E56 N12 W56$ E56 N24 W56$ E37 N12$ S12 E19 N12$.

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
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 04/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

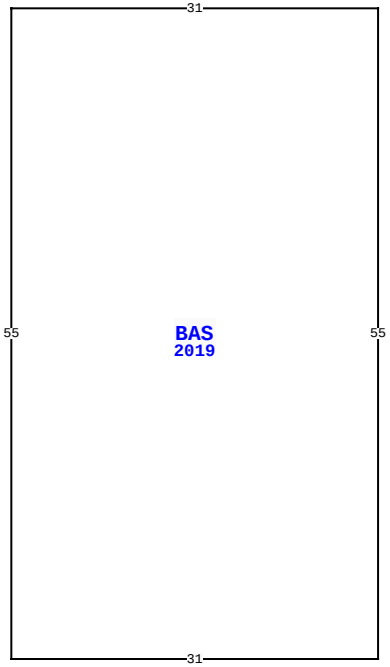
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2019	1,705	18,018
TOTALS	1,705			1,705	18,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,705	52.9000	19.57	33,367	1998	1998	0	0	0	46.00	54.00

2 GARAGE RES – 100% - 2002 Heated Area: 1705 HX Base Yr 2002



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GRANTOR: WILLIAMS LARRY R						
GRANTEE: MCCORMICK CARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 S55 E31 N55$.

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 04/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS