TRACT 8
IN OR 551 PG 358
R407621 & R407622

MCKIMM KENNETH & SHERRY M
P O BOX 903
YULEE, FL 32041-0903

2025

42-2N-27-461A-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

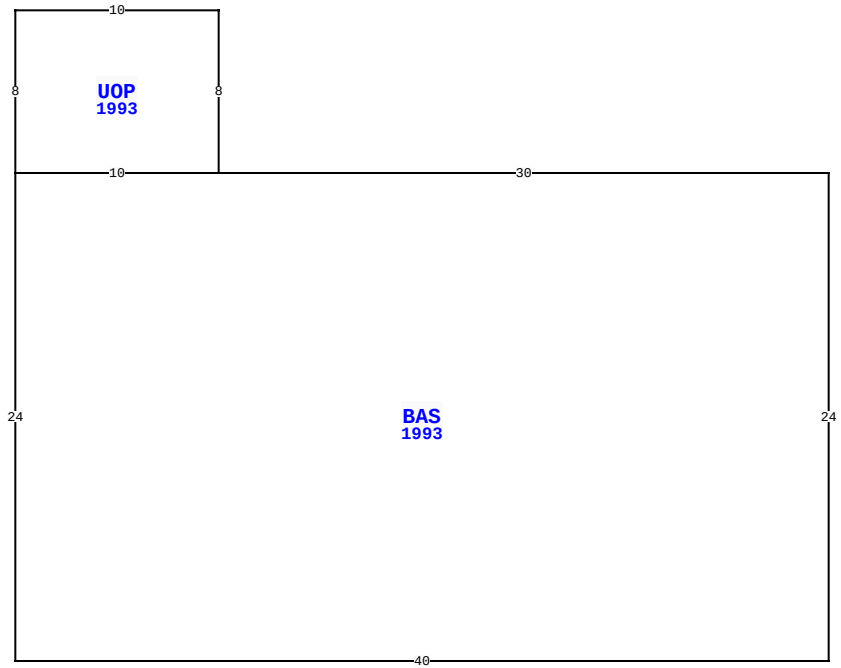
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	960	100	1993	960	28,570
UOP	80	25	1993	20	595
TOTALS	1,040			980	29,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	980	124.0000	99.20	97,216	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 960 HX Base Yr



85575 ALENE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,165
TOTAL MARKET OB/XF VALUE		7,036
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		121,201
SOH/AGL Deduction		78,582
ASSESSED VALUE		42,619
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,619
TOTAL JUST VALUE		121,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226602	XFOB	23,898	11/01/2012
B26136	ADDITION	3,550	06/01/2012
8503	XFOB	3,264	11/10/1992
7896	MH MOVE-ON	20,000	08/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0551/0358	8/29/1988	WD	Q	V		14,500

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: MCKIMM KENNETH & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] N8 W10 S8 E10$ W10 S24 E40 N24$.

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	100	8	10	80.00	SF	20.10	20.10	100	1989	1989	3	20	322	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1994	1994	3	20	772	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	21	134	
4	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2012	2012	3	50	300	
5	0752	USP	0	100	10	18	180.00	SF	15.00	15.00	100	2012	2012	3	64	1,728	
6	0940	SHEDS/PORT	0	100	18	14	252.00	SF	30.00	30.00	100	2012	2012	3	50	3,780	

LAND DESCRIPTION

TOTAL OB/XF 7,036

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