TRACT 9
YULEE WOODS #2-A PB 5/206

KELLEY GRADY L & BEVERLY DIANE L/E/
85547 ALENE ROAD
YULEE, FL 32097

2025

42-2N-27-461A-0009-0000

BUILDING CHARACTERISTICS

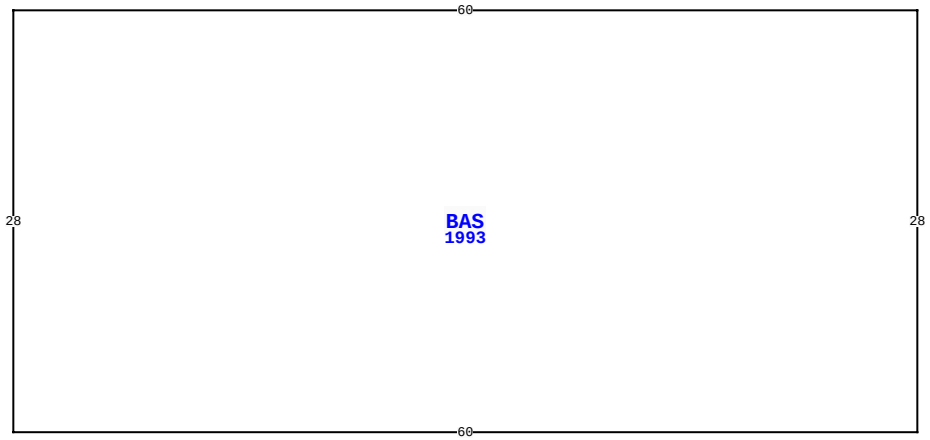
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,680	100	1993	1,680	47,416
TOTALS	1,680			1,680	47,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	117.6000	94.08	158,054	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr 2020



85547 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		47,416
TOTAL MARKET OB/XF VALUE		30,593
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		163,009
SOH/AGL Deduction		92,729
ASSESSED VALUE		70,280
TOTAL EXEMPTION VALUE	HX HB	45,280
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		163,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974417	GARAGE	22,500	11/01/1997
93-078	MH MOVE-ON	38,449	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/1778	5/09/2025	SW	U	I	11	100
GRANTOR: KELLEY GRADY L & BEVE						
GRANTEE: REEDER NICOLE LEIGH						
1032/0668	1/23/2002	WD	Q	I	01	100
GRANTOR: KELLEY GRADY L & CARO						
GRANTEE: KELLEY GRADY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28$.

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	0810	CONCRETE A	0	100	0	0	692.00	SF	6.50	6.50	100	1993	1993	3	64	2,879	
2	0751	UOP	0	100	8	8	64.00	SF	10.00	10.00	100	1996	1996	3	23	147	
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1993	1993	3	20	128	
4	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1999	1999	3	75	27,000	
5	0810	CONCRETE A	0	100	9	10	90.00	SF	6.50	6.50	100	1999	1999	3	75	439	

LAND DESCRIPTION

TOTAL OB/XF 30,593

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