TRACT 10 R434093
IN OR 1905/949
YULEE WOODS #2-A PB 5/206

BLANTON CASEY L
85525 ALENE RD
YULEE, FL 32097

2025

42-2N-27-461A-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

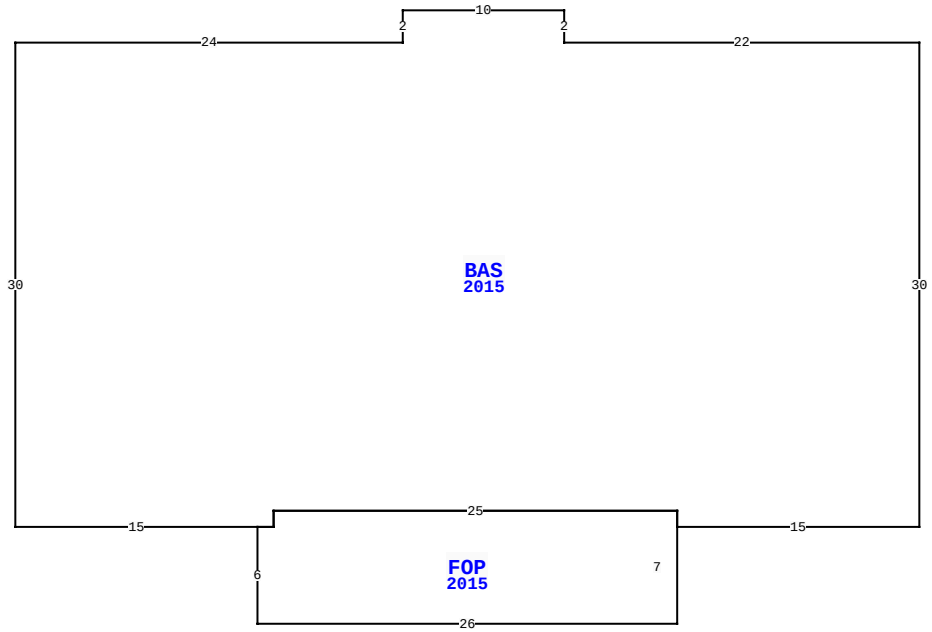
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,675	100	2015	1,675	219,242
FOP	181	30	2015	54	7,068
TOTALS	1,856			1,729	226,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	139.9550	139.96	241,991	2015	2015	0	0	0	6.48	93.52

2 SINGLE FAM – 100% - 2016 Heated Area: 1675 HX Base Yr 2016



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

85525 ALENE RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,310
TOTAL MARKET OB/XF VALUE		10,377
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		321,687
SOH/AGL Deduction		134,349
ASSESSED VALUE		187,338
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,616
TOTAL JUST VALUE		321,687
NCON VALUE		10,044
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529971	CO ISSUED	0	05/28/2015
B1529971	NEW CONSTR	180,788	02/01/2015
B1327507	DEMOLITION	0	07/01/2013
961349	MH MOVE-ON	0	07/16/1996
95-1091	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/0949	2/28/2014	WD	U	I	30	30,000
GRANTOR: BLANTON DIANE						
GRANTEE: BLANTON CASEY L						
1854/0695	5/01/2013	WD	U	I	30	20,000
GRANTOR: POOLE NANCY						
GRANTEE: BLANTON DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W22 N2 W10 S2 W24 S30 E15 FOP=[YR=2015] S6 E26 N7 W25 S1 W1$ E1 N1 E25 S1 E15 N30$.

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	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	2015	2015	3	65	333	
2	0351	CARPORT MT	0	100	38	18	684.00	SF	10.00	10.00	100	2025	2020		86	5,882	
3	0351	CARPORT MT	0	100	22	22	484.00	SF	10.00	10.00	100	2025	2020		86	4,162	

LAND DESCRIPTION

TOTAL OB/XF 10,377

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/02/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS