TRACT 12
IN OR 1922/127
R673073 & R673074

MARTYN ROBERT T & CRYSTAL A
85453 ALENE RD
YULEE, FL 32097

2025

42-2N-27-461A-0012-0000

BUILDING CHARACTERISTICS

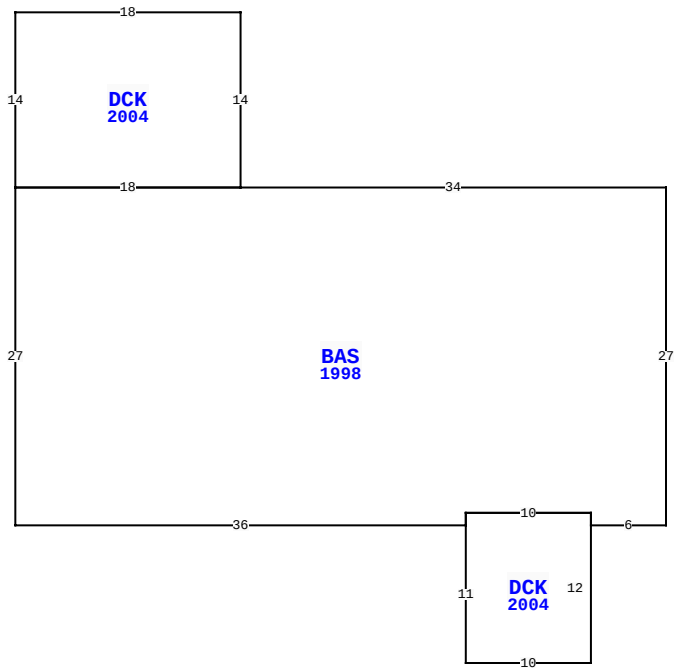
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	40	. 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	1,394	100	1998	1,394	74,506
DCK	120	15	2004	18	962
DCK	252	15	2004	38	2,031
TOTALS	1,766			1,450	77,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,450	157.2000	133.62	193,749	1998	1998	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 2015 Heated Area: 1394 HX Base Yr 2015



85453 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		77,500
TOTAL MARKET OB/XF VALUE		4,498
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		166,998
SOH/AGL Deduction		86,205
ASSESSED VALUE		80,793
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,071
TOTAL JUST VALUE		166,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24393	ADDITION	7,732	02/01/2011
MH972062	MH MOVE-ON	0	01/07/1998
951106	MH MOVE-ON	0	11/01/1995
8580	MH MOVE-ON	900	06/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1922/0127	6/06/2014	WD	Q	I	01	100,000
GRANTOR: REEVS ROBERT L						
GRANTEE: MARTYN ROBERT THOMA						
0819/1114	1/13/1998	WD	Q	I		27,500
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: REEVS ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W34 DCK=[YR=2004] N14 W18 S14 E18$ W18 S27 E36
DCK=[YR=2004] S11 E10 N12 W10 S1$ N1 E10 S1 E6 N27$.

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	1242	WD DECK A	0	100	0	0	849.00	SF	10.00	10.00	100	1998	1998	3	20	1,698	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 4,498

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 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