TRACT 13
IN OR 1889/1699
YULEE WOODS #2 PB 5/206

AVERY MARSHA L & JOHN G
85405 ALENE RD
YULEE, FL 32097

2025

42-2N-27-461A-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

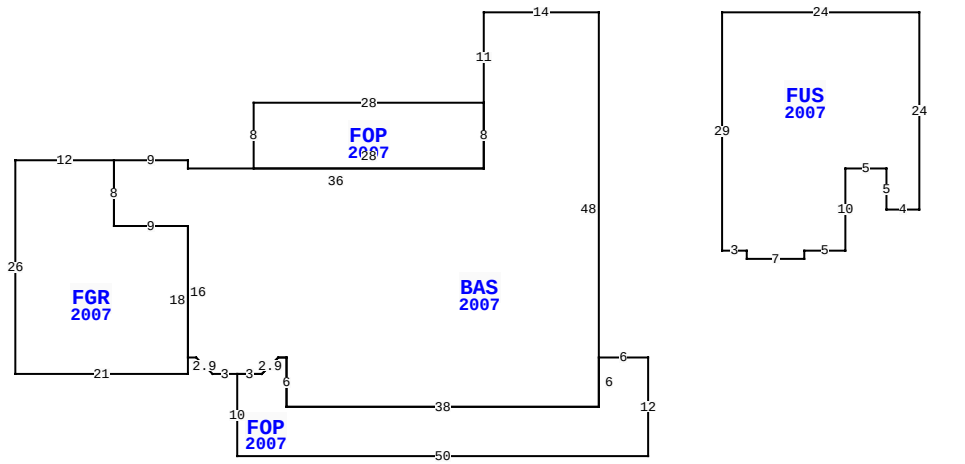
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,732	100	2007	1,732	241,355
FGR	474	55	2007	261	36,371
FOP	224	30	2007	67	9,337
FOP	364	30	2007	109	15,189
FUS	633	100	2007	633	88,209
TOTALS	3,427			2,802	390,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,802	114.8112	151.55	424,643	2007	2007	0	0	0	8.05	91.95

1 SNGL FAM – 100% - 2017 Heated Area: 2365 HX Base Yr 2017



85405 ALENE RD, YULEE

BLD DATE	11/26/2019	KKA	LGL DATE	
XF DATE	11/26/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,459
TOTAL MARKET OB/XF VALUE		22,318
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		497,777
SOH/AGL Deduction		171,753
ASSESSED VALUE		326,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,302
TOTAL JUST VALUE		497,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19194	ELEC OTHER	6,800	05/01/2007
M12961	MECH OTHER	0	05/01/2007
C19483	CO ISSUED	0	02/01/2007
R10116	REPAIR/RRF	2,000	02/01/2007
B19483	NEW CONSTR	244,266	02/01/2007
7525	MH MOVE-ON	5,000	10/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1889/1699	11/15/2013	WD	Q	I	02	266,400
GRANTOR: TILIAKOS-STIVERS STEP						
GRANTEE: AVERY MARSHA L & JO						
1757/0420	9/08/2011	WD	U	I	12	185,000
GRANTOR: CITY & PLICE FEDERAL						
GRANTEE: TILIAKOS-STIVERS ST						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0812	CONCRETE C	0	100	0	0	5,896.00	SF	4.00	4.00	100	2007	2007	3	87	20,518	

BUILDING DIMENSIONS

BAS2007 =W14 S11 FOP=[YR=2007] W28 S8 E28N8$S8W36 N1 W9 FGR=[YR=2007] W12 S26 E21 N18 W9 N8$ S8 E9 S16 E1 D2 R2 E3 FOP=[YR=2007] S10 E50 N12 W6 S6 W38 N6 W1 D2 L2 W3$ E3 U2 R2 E1 S6 E38 N48 $ PTR=E15 FUS=[YR=2007] E24 S24 W4 N5 W5 S10 W5 S1 W7 N1 W3 N29$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 22,318

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 11/26/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS