TRACT 14
IN OR 1313/1418
2009 LIOH DWMH

ROBINSON KEN/MILLER JOYCE
85385 ALENE RD
YULEE, FL 32097

2025

42-2N-27-461A-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

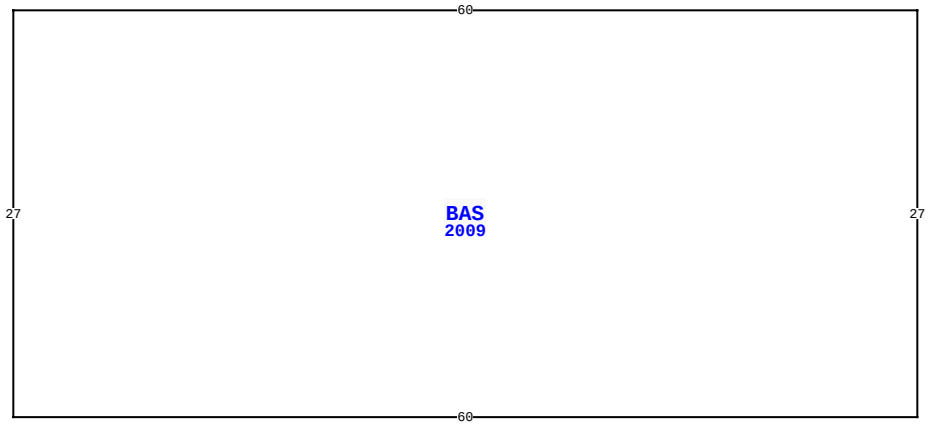
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2009	1,620	99,717
TOTALS	1,620			1,620	99,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	116.8000	99.28	160,834	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2006 Heated Area: 1620 HX Base Yr 2006



85385 ALENE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,814
TOTAL MARKET OB/XF VALUE		93
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		194,907
SOH/AGL Deduction		90,911
ASSESSED VALUE		103,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,274
TOTAL JUST VALUE		194,907
NCON VALUE		10,097
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5148	CO ISSUED	0	01/05/2009
E21458	ELEC OTHER	0	12/01/2008
M14272	MECH OTHER	0	12/01/2008
P13586	OTHER	0	12/01/2008
MH085148	MH MOVE-ON	0	01/01/2008
94-369	MH MOVE-ON	10,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1313/1418	5/02/2005	WD	Q	I		65,000
GRANTOR: CLAXTON KENNETH W						
GRANTEE: ROBINSON KEN & JOYC						
0689/0510	9/29/1993	WD	Q	V		16,500
GRANTOR: SHEFFIELD & LAWHON						
GRANTEE: CLAXTON KENNETH & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W60 S27 E60 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	6	5	30.00	SF	10.00	10.00	100	2008	2008	3	31	93	

LAND DESCRIPTION

TOTAL OB/XF 93

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

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

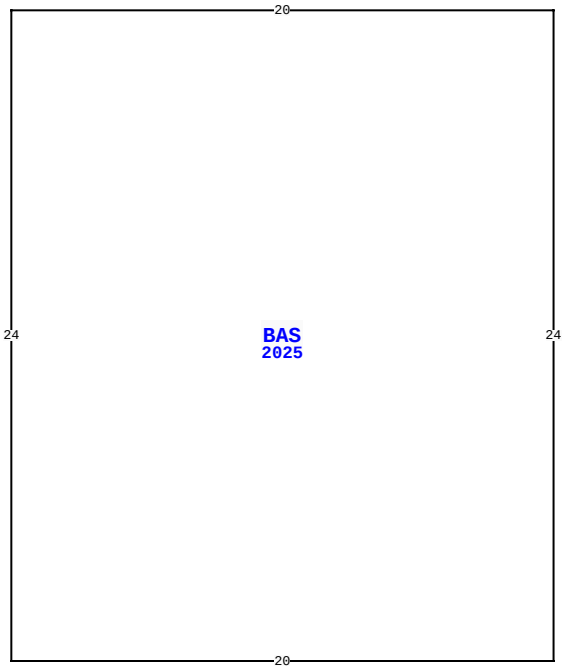
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2025	480	10,097
TOTALS	480			480	10,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	60.5000	22.38	10,742	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2025 Heated Area: 480 HX Base Yr 2006



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GRANTOR: SHEFFIELD & LAWHON						
GRANTEE: CLAXTON KENNETH & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E20 S24 W20 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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