BLOCK 4 LOT 15
WILSON NECK LANDING 2 PB 4/72

DOLINAR ANDREW/MILLER CATHERINE M ET AL
77219 HANCY PKWY
YULEE, FL 32097

2025

43-2N-27-4648-0004-0150

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

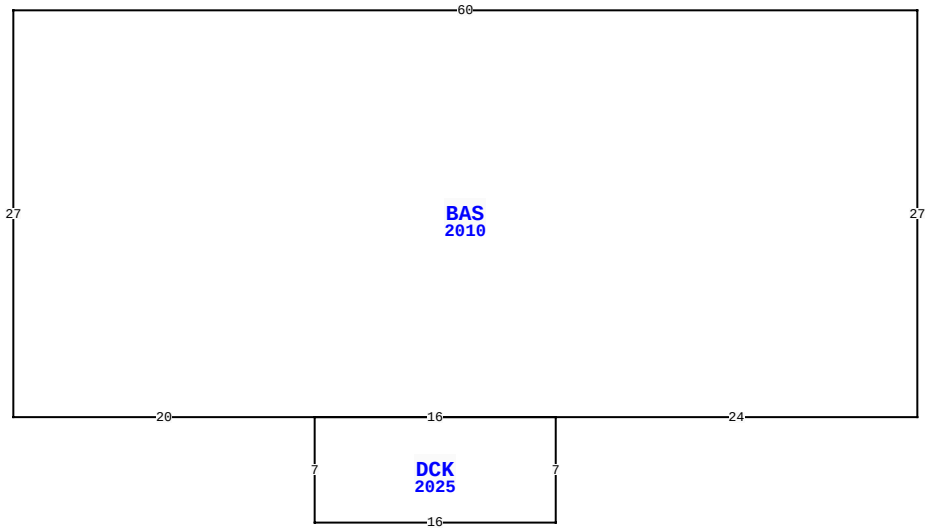
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2010	1,620	107,180
DCK	112	15	2025	17	1,125
TOTALS	1,732			1,637	108,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,637	127.6000	108.46	177,549	2007	2010	3	0	0	36.00	61.00

2 M/H 94+ – 0% - 2025 Heated Area: 1620 HX Base Yr



85299 ALGER 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	108,305
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	193,305
SOH/AGL Deduction	0
ASSESSED VALUE	193,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,305
TOTAL JUST VALUE	193,305
NCON VALUE	1,125
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5246	CO ISSUED	0	03/31/2010
MH5246	MH MOVE-ON	0	01/01/2010
M15038	MECH OTHER	0	01/01/2010
P14117	OTHER	0	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/602	4/25/2025	WD	Q	I	01	290,000
GRANTOR: TWELVE OAK HOLDINGS L						
GRANTEE: DOLINAR ANDREW						
2733/833	8/15/2024	WD	Q	I	01	192,500
GRANTOR: OAKWOOD PROPERTY HOLD						
GRANTEE: TWELVE OAK HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,-5] W60 S27 E20 E16 E24 N27 $
DCK=[YR=2025;ORIG=-40,22] E16 S7 W16 N7 $
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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
1	000100	C	RES	0	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 06/17/2025 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS