BLOCK 4 LOT 20
IN OR 2150/635
R672984 & R672985

GRAMLICK MICHAEL J
85145 ALGER RD
YULEE, FL 32097

2025

43-2N-27-4648-0004-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
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

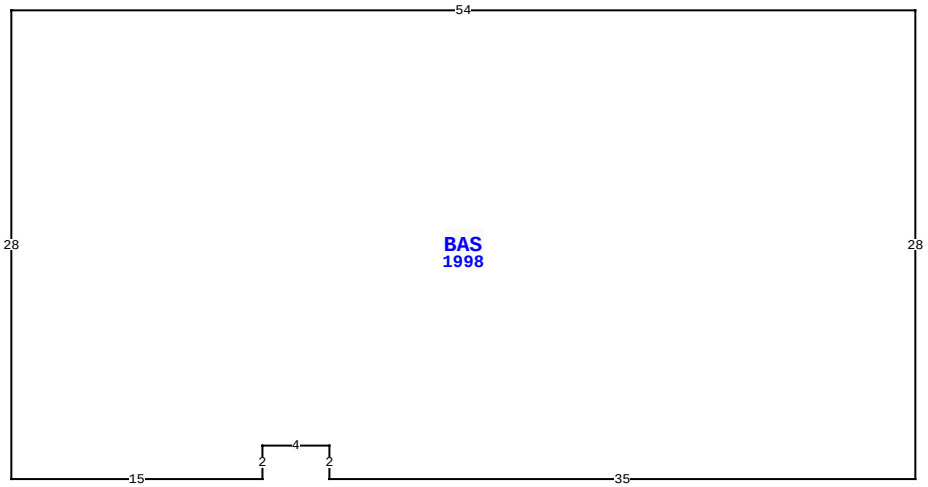
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1998	1,504	41,871
TOTALS	1,504			1,504	41,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,504	116.0000	92.80	139,571	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1504 HX Base Yr 2022



85145 ALGER RD, YULEE

BLD DATE	10/29/2019	KKA	LGL DATE	
XF DATE	10/29/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,871
TOTAL MARKET OB/XF VALUE		1,316
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		128,187
SOH/AGL Deduction		34,035
ASSESSED VALUE		94,152
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		38,430
TOTAL JUST VALUE		128,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8218	MH MOVE-ON	30,000	06/27/1990
6961	MH MOVE-ON	13,000	10/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/0635	10/06/2017	QC	U	I	11	45,000
GRANTOR: PREESCHL STEPHEN W &						
GRANTEE: GRAMLICK MICHAEL J						
1503/0018	6/04/2007	WD	Q	I	05	57,000
GRANTOR: MAUNEY MICHAEL W & TI						
GRANTEE: PREESCHL STEPHEN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W54 S28 E15 N2 E4 S2 E35 N28$.

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	14	8	112.00	SF	10.00	10.00	100	1994	1994	3	20	224	
2	0350	CARPORT WD	0	100	14	10	140.00	SF	13.00	13.00	100	2014	2014	3	60	1,092	

LAND DESCRIPTION

TOTAL OB/XF 1,316

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 10/29/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS