BLOCK 4 LOT 23
IN OR 714 PG 465
2004 CAVL DW/MH

MILLER SHARON M
85065 ALGER ROAD
YULEE, FL 32097

2025

43-2N-27-4648-0004-0230

NASSAU COUNTY PROPERTY

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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

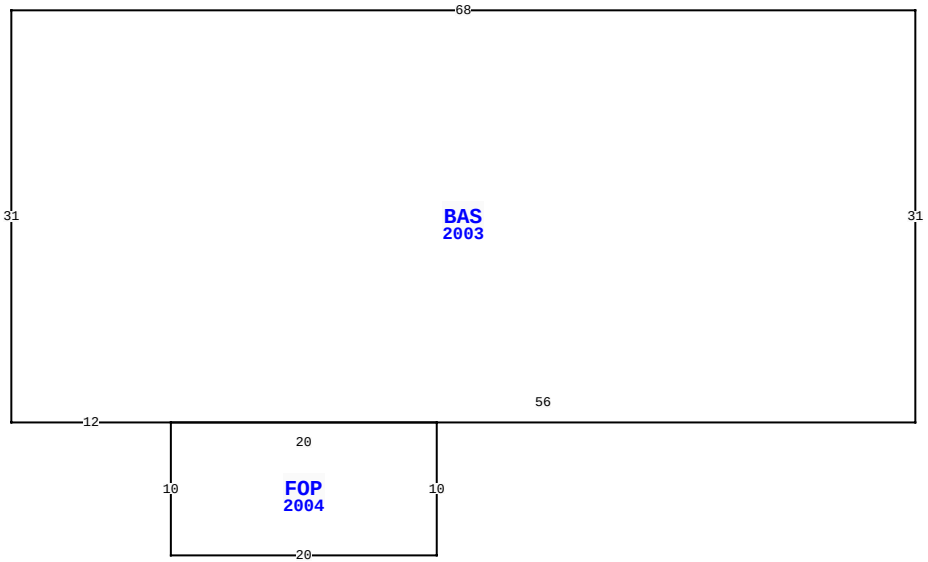
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2003	2,108	105,000
FOP	200	30	2004	60	2,989
TOTALS	2,308			2,168	107,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,168	117.2000	99.62	215,976	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 2108 HX Base Yr



85065 ALGER RD, YULEE

BLD DATE	04/13/2015 KK	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		107,988
TOTAL MARKET OB/XF VALUE		13,380
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		206,368
SOH/AGL Deduction		97,992
ASSESSED VALUE		108,376
TOTAL EXEMPTION VALUE	HX HB VX WX SX	108,376
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		206,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22134	DEMOLITION	20	12/01/2008
B22027	GARAGE	8,515	10/01/2008
MH034275	MH MOVE-ON	0	12/01/2003
P037408	NEW CONSTR	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0714/0465	9/16/1994	WD	Q	I		44,500
GRANTOR: COLEMAN ART & FRANCES						
GRANTEE: MILLER JOHN & SHARO						
0660/0672	6/04/1992	WD	U	I	10	100
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: COLEMAN ART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W68 S31 E12 FOP=[YR=2004] S10 E20 N10 W20$ E56 N31$.

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	0350	CARPORT WD	0	100	20	16	320.00	SF	6.50	6.50	100	1990	1990	3	20	416	
2	0751	UOP	0	100	16	7	112.00	SF	10.00	10.00	100	1990	1990	3	20	224	
3	0510	GARAGE WD-	0	100	25	28	700.00	SF	35.00	35.00	100	2009	2009	3	52	12,740	

LAND DESCRIPTION

TOTAL OB/XF 13,380

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 03/02/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS