BLOCK 5 LOT 5
IN OR 883/1097
WILSON NECK LANDING 2 PB 4/72

VEST CHRISTOPHER B
85136 ALGER ROAD
YULEE, FL 32097

2025

43-2N-27-4648-0005-0050

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 80
Interior Wall	04	PLYWOOD 20
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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

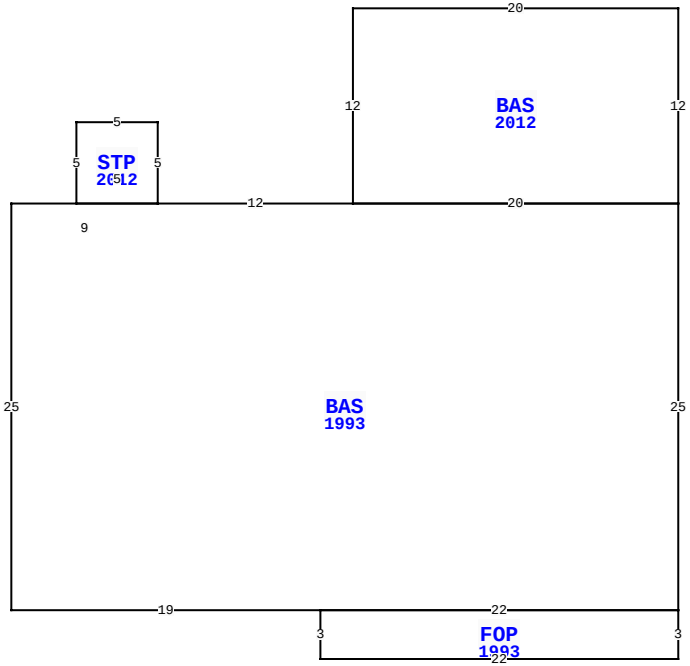
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	91,783
BAS	240	100	2012	240	21,491
FOP	66	30	1993	20	1,791
STP	25	10	2012	2	179
TOTALS	1,356			1,287	115,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,287	109.2000	109.20	140,540	1981	1981	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1265 HX Base Yr 2000



85136 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		115,243
TOTAL MARKET OB/XF VALUE		15,528
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		215,771
SOH/AGL Deduction		110,005
ASSESSED VALUE		105,766
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		50,044
TOTAL JUST VALUE		215,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00865	GARAGE	8,160	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0883/1097	5/18/1999	WD	Q	I		76,000
GRANTOR: ADAMS JOHN K & SHARI						
GRANTEE: VEST CHRISTOPHER B						
0664/0763	8/04/1992	WD	U	I	07	100
GRANTOR: KRUER SCOTT & KARY						
GRANTEE: ADAMS JOHN & SHARI						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0511	GARAGE CB-	0	100	20	24	480.00	SF	40.00	40.00	100	1994	1994	3	66	12,672	
3	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	100	1999	1999	3	75	1,141	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,12] W12 W9 S25 E19 E22 N25 W20 $
BAS=[YR=2012;ORIG=0,0] W20 S12 E20 N12 $
FOP=[YR=1993;ORIG=-22,37] S3 E22 N3 W22 $
STP=[YR=2012;ORIG=-32,12] N5 W5 S5 E5 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,528

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 02/20/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS