

PT OF LOT 17
IN OR 2015/1219
YULEE FARMS #2 PB 3/23

MAGUIRE ANNETTE R & MICHAEL E/MAGUIRE JAIME R
PO BOX 15106
FERNANDINA BEACH, FL 32035

2026

42-2N-27-4540-0017-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,333	100	1993	1,333	110,160
BAS	96	100	2009	96	7,933
FEP	192	80	1994	154	12,727
FOP	296	30	1993	89	7,355
FUS	925	100	1993	925	76,443
TOTALS	2,842			2,597	214,619

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	50	0	0	2.00	UT	2,000.00
2	1242	WD DECK A	0	50	20	20	400.00	SF	10.00
3	0940	SHEDS/PORT	0	50	12	8	96.00	SF	30.00
5	0510	GARAGE WD-	0	50	25	24	600.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	50	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,597	96.5760	101.40	263,336	1983	1988		0	0	18.50
1 SINGLE FAM 50% - 2016 Heated Area: 2354 HX Base Yr 2016											

85171 ALENE RD, YULEE	BLD DATE 04/13/2015	KK	LGL DATE	05/11/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	50	0006	OR	0.00	0.00	1.00

Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,619	
TOTAL MARKET OB/XF VALUE		16,845	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		321,464	
SOH/AGL Deduction		85,669	
ASSESSED VALUE		235,795	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		184,384	
TOTAL JUST VALUE		321,464	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21474	WINDOWS	2,844	05/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2015/1219	11/24/2015	WD	Q	I	01	190,000	
GRANTOR: WILLIAMS CARL H & LIN							
GRANTEE: MAGUIRE ANNETTE R &							
1557/0173	3/24/2008	WD	Q	I	05	123,000	
GRANTOR: JP MORGAN CHASE BANK							
GRANTEE: WILLIAMS CARL H & L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=1994] W8 BAS=[YR=1993] W17 BAS=[YR=2009] W4 S24 E4 N24\$ S24 W12 S25 FOP=[YR=1993] S8 E37 N8 W37\$ E37 N25 W8 N24\$ S24 E8 N24\$ PTR= E15 FUS=[YR=1993] E37 S25 W37 N25\$ W15\$.									

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