BLOCK 4 LOT 1
YULEE WOODS #2 PB 5/83 & 84

STRZELINSKI ALAN
85842 ALENE RD
YULEE, FL 32097

2026

42-2N-27-4612-0004-0010

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	08	SHT VINYL 80
Interior Floo	14	CARPET 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
Quality	03	Quality Level 03

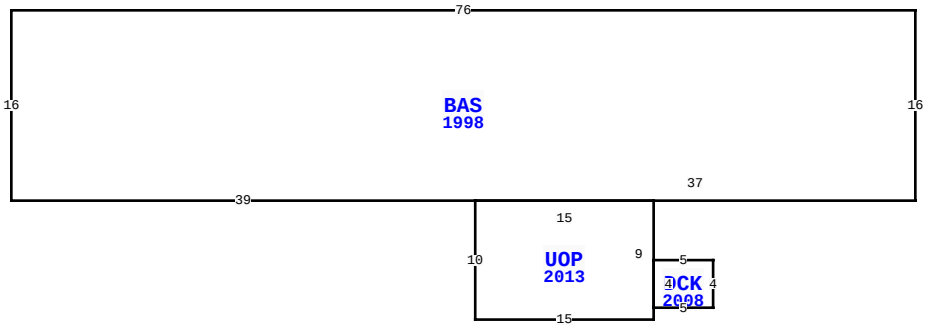
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1998	1,216	72,869
DCK	20	15	2008	3	180
UOP	150	25	2013	38	2,277
TOTALS	1,386			1,257	75,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,257	114.8000	103.32	129,873	1998	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2020 Heated Area: 1216 HX Base Yr 2020



85842 ALENE RD, YULEE

BLD DATE	05/04/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,326
TOTAL MARKET OB/XF VALUE		4,776
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		170,102
SOH/AGL Deduction		89,638
ASSESSED VALUE		80,464
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,053
TOTAL JUST VALUE		170,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/1974	11/14/2019	WD	Q	I	02	112,000
GRANTOR: SHIELDS ROBERT						
GRANTEE: STRZELINSKI ALAN						
0835/0938	5/29/1998	WD	U	V		25,000
GRANTOR: GILLIARD E F						
GRANTEE: SHIELDS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S16 E39 UOP=[YR=2013] S10 E15 N1
DCK=[YR=2008] E5 N4 W5 S4 $ N9 W15$ E37 N16$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2004	2004	3	30	4,200	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2012	2012	3	45	576	

LAND DESCRIPTION

TOTAL OB/XF 4,776

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	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS