BLOCK 4 LOT 3
IN OR 2144/1920
R567782 & R567783

JOHNS ADAM IRA
85776 ALENE ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

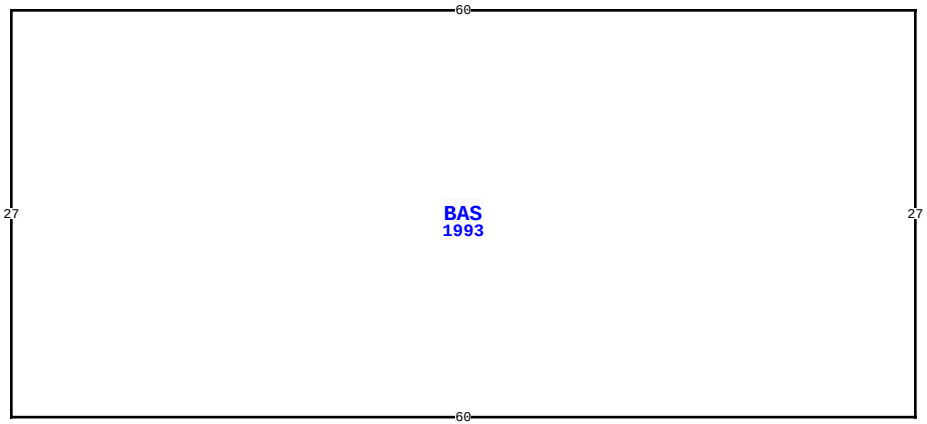
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	81,695
TOTALS	1,620			1,620	81,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	123.6000	105.06	170,197	1993	2003	0	0	0	52.00	48.00

1 M/H 93- 100% - 2018 Heated Area: 1620 HX Base Yr 2018



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		81,695
TOTAL MARKET OB/XF VALUE		4,396
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		176,091
SOH/AGL Deduction		105,566
ASSESSED VALUE		70,525
TOTAL EXEMPTION VALUE	HX HB	45,525
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		176,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,116

RP # 12753465 & 12753464 __1993 FLEE (1993)
DW/MH/ID GAFLN54(A/B)72841HS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/1920	9/06/2017	QC	U	I	11	100
GRANTOR: JOHNS JOHN BRAD						
GRANTEE: JOHNS ADAM IRA						
1499/0527	5/16/2007	QC	U	I	07	100
GRANTOR: JOHNS DAVID M & CATHY						
GRANTEE: JOHNS JOHN BRAD						

85776 ALENE RD, YULEE

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

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	1242	WD DECK A	0	100	16	6	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
2	0510	GARAGE WD-	0	100	22	21	462.00	SF	35.00	35.00	100	2000	2000	3	26	4,204	

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,396

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