BLOCK 4 LOT 6
IN OR 488 PG 94
R672842 & R672843

EDWARDS DANNIE P & TERESA F
85692 ALENE ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

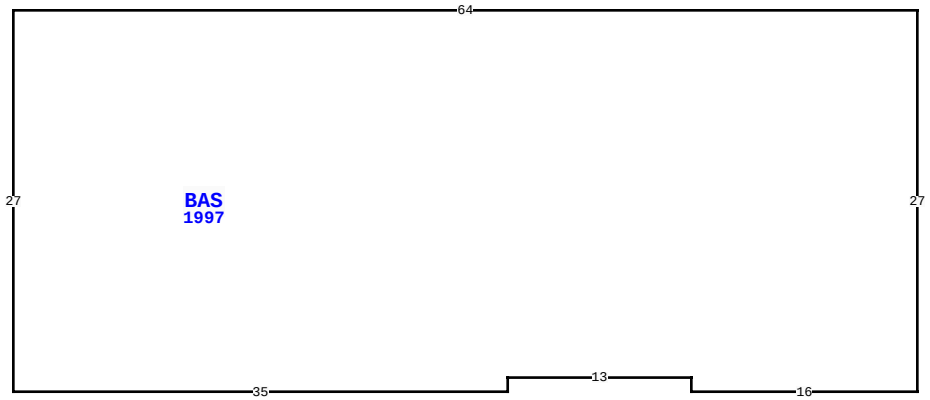
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,715	100	1997	1,715	54,455
TOTALS	1,715			1,715	54,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,715	117.6000	105.84	181,516	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 100% - 0 Heated Area: 1715 HX Base Yr



85692 ALENE RD, YULEE

BLD DATE		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		54,455
TOTAL MARKET OB/XF VALUE		3,015
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		147,470
SOH/AGL Deduction		76,193
ASSESSED VALUE		71,277
TOTAL EXEMPTION VALUE	HX HB	46,277
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971700	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0488/0094	4/01/1986	WD	Q	V		10,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W64 S27 E35 N1 E13 S1 E16 N27$.

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	10	16	160.00	SF	10.00	10.00	100	1996	1996	3	20	320	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 3,015

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