BLOCK 4 LOTS 7 & 8
1N OR 481/36 R359925 R359724
YULEE WOODS #2 PB 5/83 & 84

BLANTON ROGER D & DIANE C
85638 ALENE RD
YULEE, FL 32097

2026

42-2N-27-4612-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

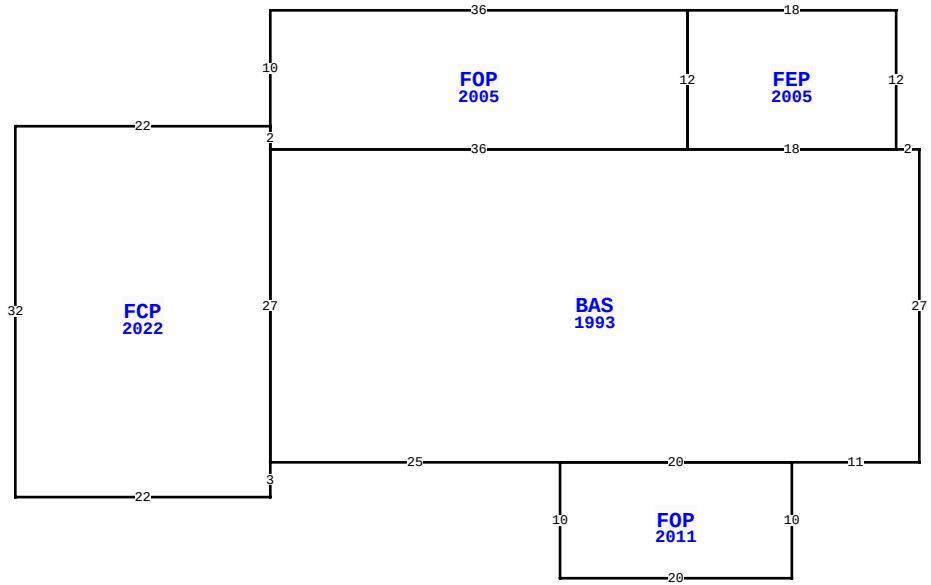
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	64,342
FCP	704	25	2022	176	7,489
FEP	216	85	2005	184	7,830
FOP	432	30	2005	130	5,532
FOP	200	30	2011	60	2,553
TOTALS	3,064			2,062	87,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,062	119.2000	101.32	208,922	1988	2000	0	0	0	58.00	42.00

1 M/H 93- 100% - 0 Heated Area: 1696 HX Base Yr



85638 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		110,815
TOTAL MARKET OB/XF VALUE		16,596
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		307,411
SOH/AGL Deduction		196,566
ASSESSED VALUE		110,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,434
TOTAL JUST VALUE		307,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24274	CARPORT	11,598	01/01/2011
B15140	GARAGE (30X36)	5,358	04/01/2005
B962955	XFOB	10,368	07/16/1996
5267	ADDITION	2,448	10/31/1988
7400	MH MOVE-ON	3,500	07/27/1988
7395	MH MOVE-ON	33,000	07/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0481/0036	2/01/1986	MS	U	V		21,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W2 W18 W36 S27 E25 E20 E11 N27 $
FCP=[YR=2022;ORIG=-56,-2] W22 S32 E22 N3 N27 N2 $
FOP=[YR=2005;ORIG=-20,-12] W36 S10 S2 E36 N12 $
FEP=[YR=2005;ORIG=-2,0] N12 W18 S12 E18 $
FOP=[YR=2011;ORIG=-31,27] S10 E20 N10 W20 $
.

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
5	0510	GARAGE WD-	0	100	30	36	1,080.00	SF	35.00	35.00	100	2005	2005	3	32	12,096	
6	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2011	2011	3	40	2,400	

LAND DESCRIPTION

TOTAL OB/XF 16,596

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	2.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	180,000							

REVIEW DATE 11/01/2024 BY KWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS

BLOCK 4 LOTS 7 & 8
1N OR 481/36 R359925 R359724
YULEE WOODS #2 PB 5/83 & 84

BLANTON ROGER D & DIANE C
85638 ALENE RD
YULEE, FL 32097

2026

42-2N-27-4612-0004-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	06	Quality Level 06

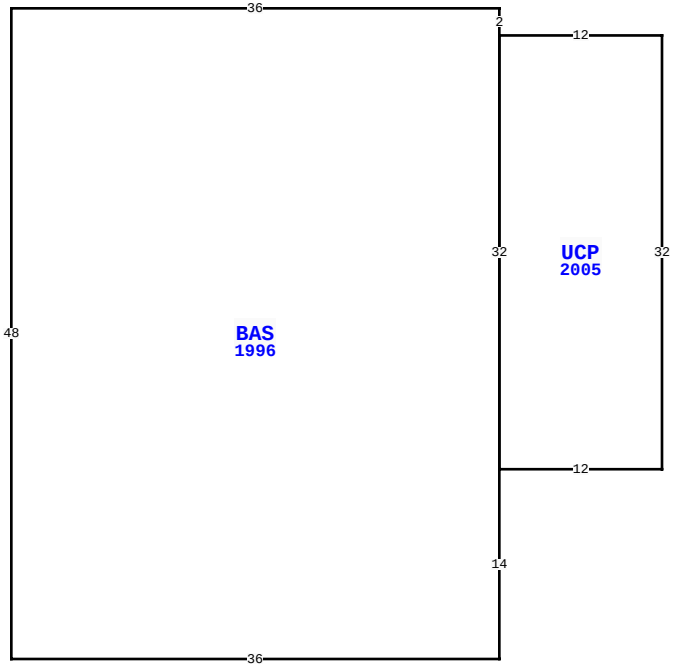
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1996	1,728	22,084
UCP	384	20	2005	77	984
TOTALS	2,112			1,805	23,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,805	65.5500	25.56	46,136	1996	1996	0	0	0	50.00	50.00

2 GARAGE RES 100% - 0 Heated Area: 1728 HX Base Yr



85638 ALENE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,815
TOTAL MARKET OB/XF VALUE		16,596
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		307,411
SOH/AGL Deduction		196,566
ASSESSED VALUE		110,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,434
TOTAL JUST VALUE		307,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5175	CHNGE SRVC	50	06/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0481/0036	2/01/1986	MS	U	V		21,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=-40,0] W36 S48 E36 N14 N32 N2 $
UCP=[YR=2005;ORIG=-40,2] S32 E12 N32 W12 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/01/2024 BY KWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS