BLOCK 4 LOT 11
YULEE WOODS #2 PB 5/83 & 84

WALTON ELIZABETH ELISE/LAWSON JEANETTE CONSTANCE
85554 ALENE ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

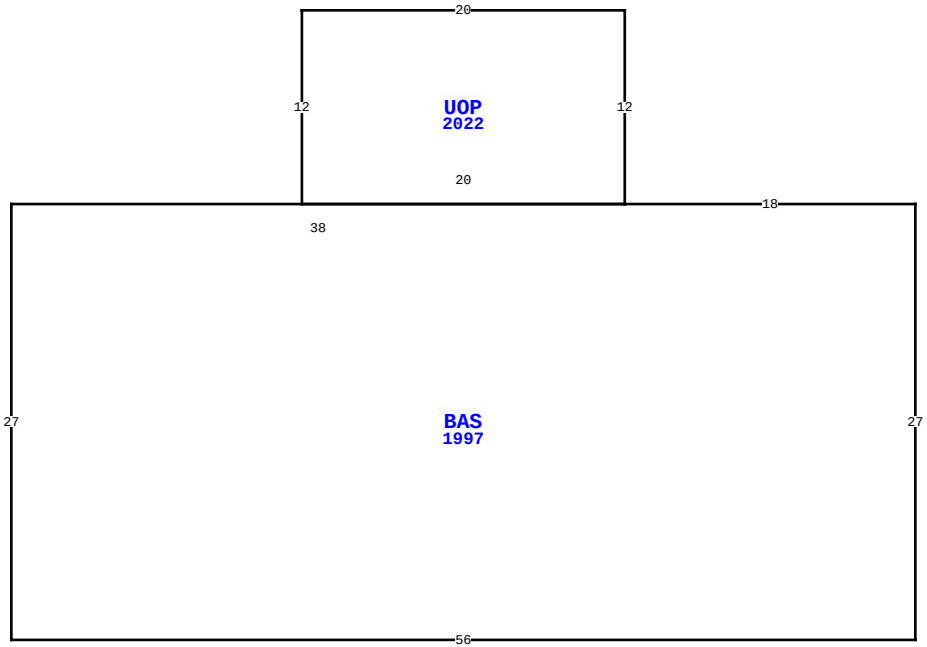
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1997	1,512	73,766
UOP	240	25	2022	60	2,927
TOTALS	1,752			1,572	76,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,572	123.2000	110.88	174,303	1996	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2026 Heated Area: 1512 HX Base Yr 2026



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

85554 ALENE RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		76,693
TOTAL MARKET OB/XF VALUE		8,723
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		175,416
SOH/AGL Deduction		90,046
ASSESSED VALUE		85,370
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		28,959
TOTAL JUST VALUE		175,416
NCON VALUE		6,063
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,420

RP: 12747177 & 12747181

DW/MH VIN: FLA14610387(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1335	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/1252	12/18/2025	QC	U	I	11	100
GRANTOR: WALTON ELIZABETH ELIS						
GRANTEE: WALTON ELIZABETH EL						
2718/599	6/12/2024	QC	U	I	11	100
GRANTOR: LAWSON JEANETTE C						
GRANTEE: WALTON ELIZABETH EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 UOP=[YR=2022] N12 W20 S12 E20$ W38 S27 E56 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
2	0351	CARPORT MT	0	100	25	25	625.00	SF	10.00	10.00	100	2026	2024		97	6,063	

LAND DESCRIPTION

TOTAL OB/XF 8,723

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