BLOCK 4 LOT 12 R433957
IN OR 1571/1435
YULEE WOODS #2 PB 5/83 & 84

KELLEY GRADY L JR
489 STARRATT RD LOT 316
JACKSONVILLE, FL 32218

2026

42-2N-27-4612-0004-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

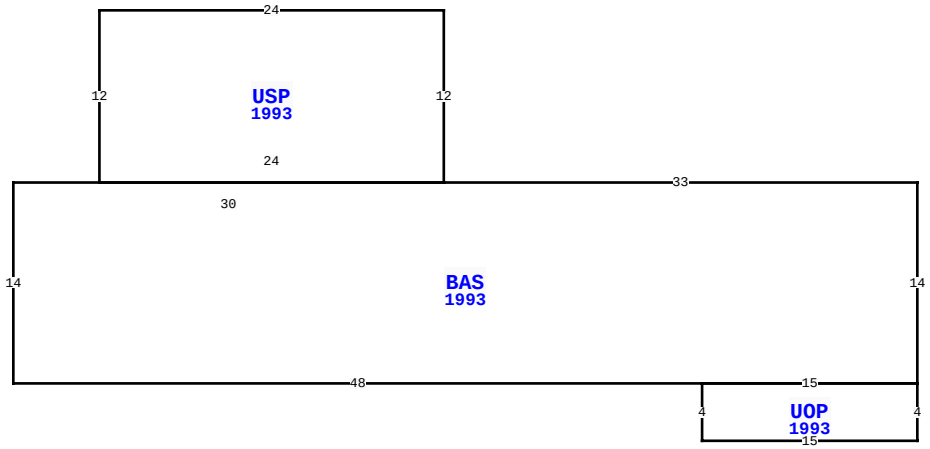
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	20,872
UOP	60	25	1993	15	355
USP	288	50	1993	144	3,408
TOTALS	1,230			1,041	24,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,041	92.8000	78.88	82,114	1982	1982	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 882 HX Base Yr



85520 ALENE RD, YULEE

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

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	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1992	1992	3	20	1,440	
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	1991	1991	3	20	384	
3	0940	SHEDS/PORT	0	0	12	6	72.00	SF	30.00	30.00	100	1992	1992	3	20	432	
4	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1992	1992	3	20	600	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	24,634
TOTAL MARKET OB/XF VALUE	2,856
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	117,490
SOH/AGL Deduction	33,845
ASSESSED VALUE	83,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,645
TOTAL JUST VALUE	117,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1435	6/13/2008	WD	Q	I		57,000
GRANTOR: FORREST JAMES P & TEN						
GRANTEE: KELLEY GRADY L JR						
0607/1232	9/19/1990	WD	Q	V		13,500
GRANTOR: MULLIN & NEVES						
GRANTEE: FORREST JAMES & T L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 USP=[YR=1993] N12 W24 S12 E24 $ W30 S14 E48
UOP=[YR=1993] S4 E15 N4 W15 $ E15 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 2,856

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	0	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