TRACT 1
YULEE WOODS #2-A PB 5/206

TATUM JAMES ALLEN III
85771 ALENE ROAD
YULEE, FL 32097

2026

42-2N-27-461A-0001-0000

BUILDING CHARACTERISTICS

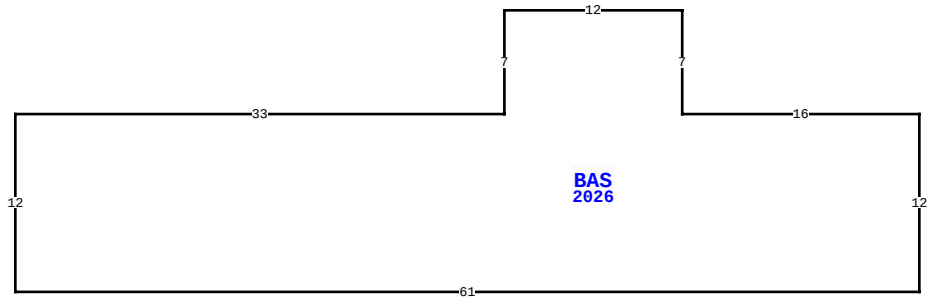
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	816	100	2026	816	19,559
TOTALS	816			816	19,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	816	94.0000	79.90	65,198	1975	1975	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 816 HX Base Yr



85771 ALENE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,559
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	109,559
SOH/AGL Deduction	0
ASSESSED VALUE	109,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,559
TOTAL JUST VALUE	109,559
NCON VALUE	19,559
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250007252			07/02/2025
MH250005356	REPLCMNT SW/MH (1	0	05/19/2025
230010695	DEMO M/H		08/18/2023
8223	MH MOVE-ON	14,500	07/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/19	5/31/2024	WD	Q	I	01	125,000
GRANTOR: JEFFERS BRYAN K						
GRANTEE: TATUM JAMES ALLEN I						
2673/664	9/12/2023	CD	U	I	21	85,000
GRANTOR: STANDRIDGE JOHNNY D						
GRANTEE: JEFFERS BRYAN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,18] E33 N7 E12 S7 E16 S12 W61 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 11/27/2023 BY NW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS