TRACT 5
IN OR 543 PG 1043
R407617 & R407618

GLANTON JAMES D & CAROL LEE
85663 ALENE RD
YULEE, FL 32097

2026

42-2N-27-461A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

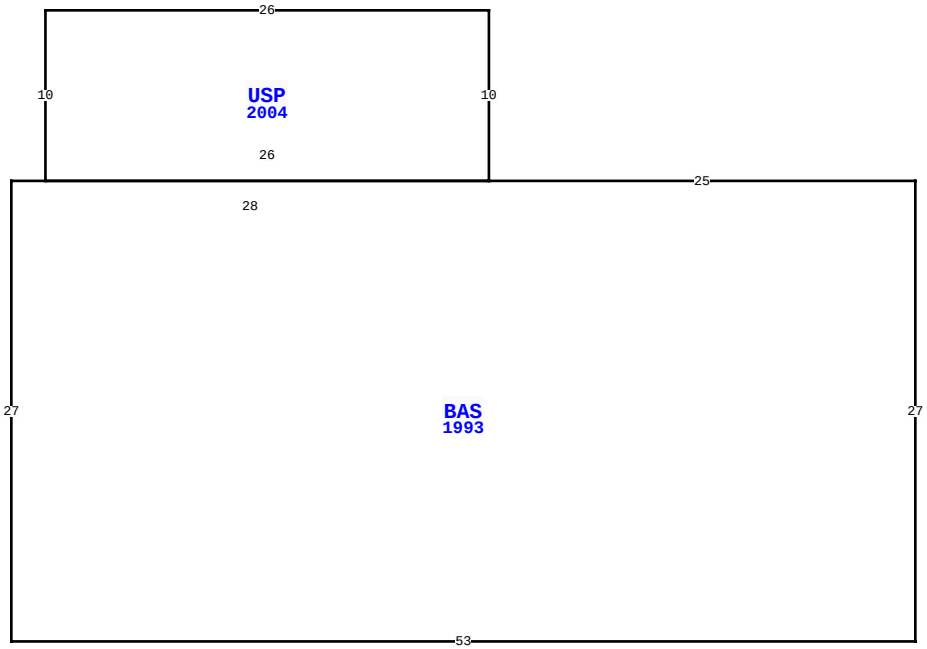
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	1993	1,431	45,248
USP	260	50	2004	130	4,111
TOTALS	1,691			1,561	49,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,561	124.0000	105.40	164,529	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1431 HX Base Yr



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

85663 ALENE RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		49,359
TOTAL MARKET OB/XF VALUE		7,978
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		147,337
SOH/AGL Deduction		87,134
ASSESSED VALUE		60,203
TOTAL EXEMPTION VALUE	HX HB SL	60,203
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		147,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7521	MH MOVE-ON	34,000	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0543/1043	5/24/1988	WD	Q	V		14,500

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: GLANTON JAMES & C L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=2004] N10 W26 S10 E26$ W28 S27 E53 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	8	20	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
2	0510	GARAGE WD-	0	100	28	28	784.00	SF	35.00	35.00	100	1994	1994	3	20	5,488	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 7,978

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