TRACT 6
IN OR 899/1343
R672599 & R672600

TAYLOR GREGORY L
PO BOX 1266
YULEE, FL 32041

2026

42-2N-27-461A-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

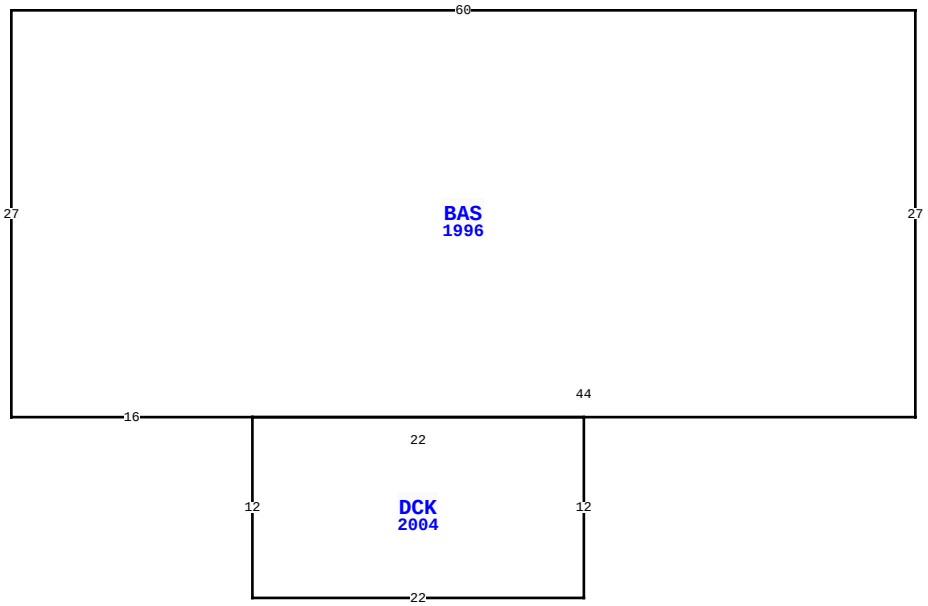
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1996	1,620	51,263
DCK	264	15	2004	40	1,266
TOTALS	1,884			1,660	52,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,660	117.2000	105.48	175,097	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 0 Heated Area: 1620 HX Base Yr



85633 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		52,529
TOTAL MARKET OB/XF VALUE		3,966
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		146,495
SOH/AGL Deduction		77,416
ASSESSED VALUE		69,079
TOTAL EXEMPTION VALUE	HX HB	44,079
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961570	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0899/1343	9/17/1999	QC	Q	I	01	100
GRANTOR: VANCHERI PATRICIA TAY						
GRANTEE: TAYLOR GREGORY L						
0547/1097	7/15/1988	WD	Q	V		14,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: TAYLOR GREGORY & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E16 DCK=[YR=2004] S12 E22 N12 W22$ E44 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	12	18	216.00	SF	10.00	10.00	100	1989	1989	3	20	432	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
3	1242	WD DECK A	0	100	25	5	125.00	SF	10.00	10.00	100	1999	1999	3	20	250	
4	1242	WD DECK A	0	100	0	0	312.00	SF	10.00	10.00	100	1996	1996	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 3,966

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