BLOCK 5 LOT 3
WILSON NECK LANDING 2 PB 4/72

KARASIK JOHN F
85080 ALGER ROAD
YULEE, FL 32097

2026

43-2N-27-4648-0005-0030

BUILDING CHARACTERISTICS

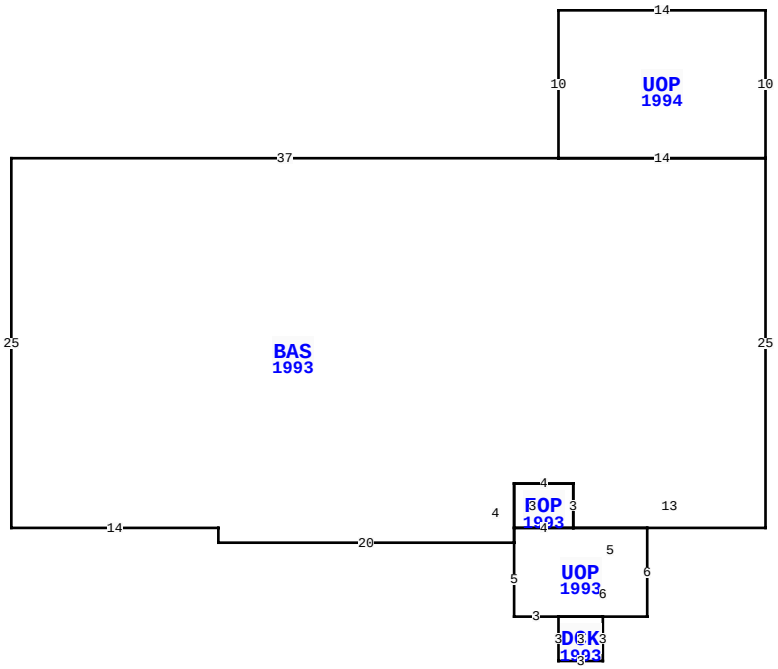
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,283	100	1993	1,283	38,475
DCK	9	15	1993	1	30
FOP	12	30	1993	4	120
UOP	54	25	1993	14	420
UOP	140	25	1994	35	1,050
TOTALS	1,498			1,337	40,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,337	117.6000	99.96	133,647	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 2008 Heated Area: 1283 HX Base Yr 2008



85080 ALGER RD, YULEE

BLD DATE	10/29/2019	KKA	LGL DATE	05/11/2026	MLU
XF DATE	10/29/2019	KKA	LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,094
TOTAL MARKET OB/XF VALUE	14,014
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	144,108
SOH/AGL Deduction	87,506
ASSESSED VALUE	56,602
TOTAL EXEMPTION VALUE	HX HB 31,602
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	144,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5287	GARAGE	26,600	11/08/1988
5499	NEW CONSTR	600	11/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0348	10/08/2020	QC	U	I	11	100
GRANTOR: MYERS DANA & JOHN F K						
GRANTEE: KARASIK JOHN F						
1477/0472	2/07/2007	WD	Q	I		140,000
GRANTOR: ALVAREZ CONSTANCE S						
GRANTEE: KARASIK DANA & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W14 S10 BAS=[YR=1993] W37 S25 E14 S1 E20
UOP=[YR=1993] S5 E3 DCK=[YR=1993] S3 E3 N3 W3$ E6 N6 W5
FOP=[YR=1993] N3 W4 S3 E4$ W4 S1$ N4 E4 S3 E13 N25 W14$ E14 N10$.

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	1986	1986	3	56	1,960	
2	0510	GARAGE WD-	0	100	42	41	1,722.00	SF	35.00	35.00	100	1989	1989	3	20	12,054	

LAND DESCRIPTION

TOTAL OB/XF 14,014

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