BLOCK 5 LOT 10
IN OR 1585/198
R816211 & R816212

WESTBERRY ROBERT N & TRACIE M
85282 ALGER ROAD
YULEE, FL 32097

2026

43-2N-27-4648-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

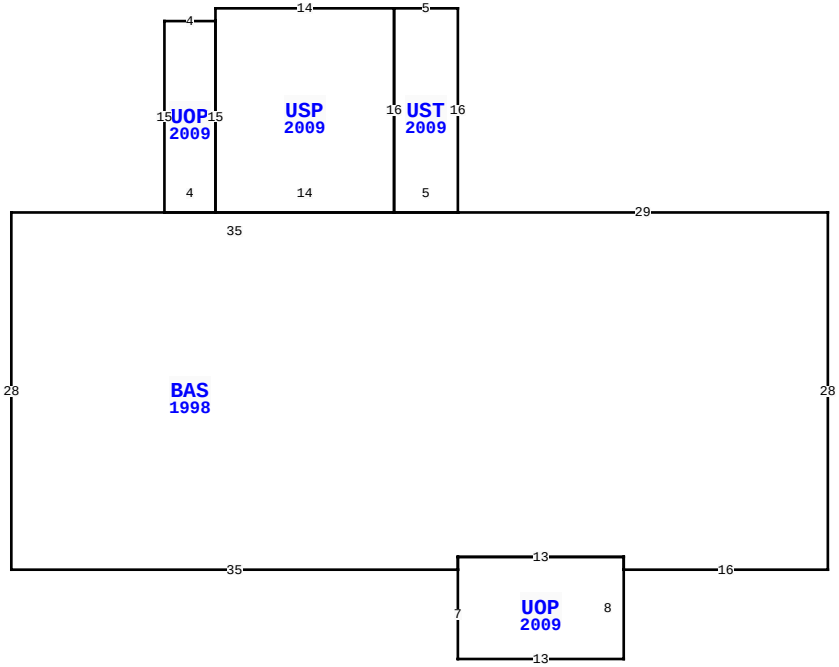
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,779	100	1998	1,779	65,677
UOP	60	25	2009	15	554
UOP	104	25	2009	26	960
USP	224	50	2009	112	4,135
UST	80	55	2009	44	1,624
TOTALS	2,247			1,976	72,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	117.2000	105.48	208,428	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2010 Heated Area: 1779 HX Base Yr 2010



BLD DATE	07/09/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

85282 ALGER RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,186
TOTAL MARKET OB/XF VALUE		2,585
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		171,771
SOH/AGL Deduction		83,484
ASSESSED VALUE		88,287
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,876
TOTAL JUST VALUE		171,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982211	MH MOVE-ON	0	06/01/1998
B980513	XFOB	988	05/01/1998
94 0277	REPAIR/RRF	4,500	12/01/1994
3230	GARAGE	6,790	03/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1585/0198	9/16/2008	WD	Q	I		130,000
GRANTOR: CARTER KIM F						
GRANTEE: WESTBERRY ROBERT N						
1400/1109	3/31/2006	QC	Q	I	01	100
GRANTOR: CARTER KIMBERLY F & K						
GRANTEE: CARTER KIMBERLY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W29 UST=[YR=2009] N16 W5 USP=[YR=2009] W14 S1
UOP=[YR=2009] W4 S15 E4 N15$ S15 E14 N16$ S16 E5$ W35 S28 E35
UOP=[YR=2009] S7 E13 N8 W13 S1$ N1 E13 S1 E16 N28$.

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
2	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2010	2010	3	35	560	
3	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00	10.00	100	2012	2012	3	45	2,025	

LAND DESCRIPTION

TOTAL OB/XF 2,585

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

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

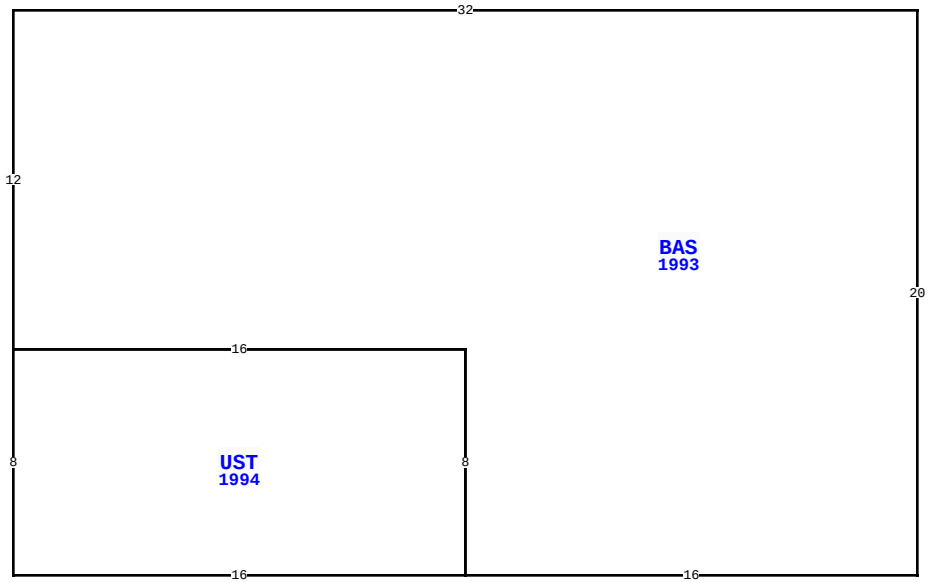
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	1993	512	5,602
UST	128	45	1994	58	635
TOTALS	640			570	6,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	570	56.1000	21.88	12,472	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2010 Heated Area: 512 HX Base Yr 2010



85282 ALGER RD, YULEE

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1400/1109	3/31/2006	QC	Q	I	01	100
GRANTOR: CARTER KIMBERLY F & K						
GRANTEE: CARTER KIMBERLY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S12 UST=[YR=1994] S8 E16 N8 W16$ E16 S8 E16 N20 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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