BLOCK 5 LOT 11
IN OR 2247/195
WILSON NECK LANDING 2 PB 4/72

NORMAN JENNA E & ROBERT D/NORMAN DONNA M
85310 ALGER ROAD
YULEE, FL 32097-4652

2026

43-2N-27-4648-0005-0110

BUILDING CHARACTERISTICS

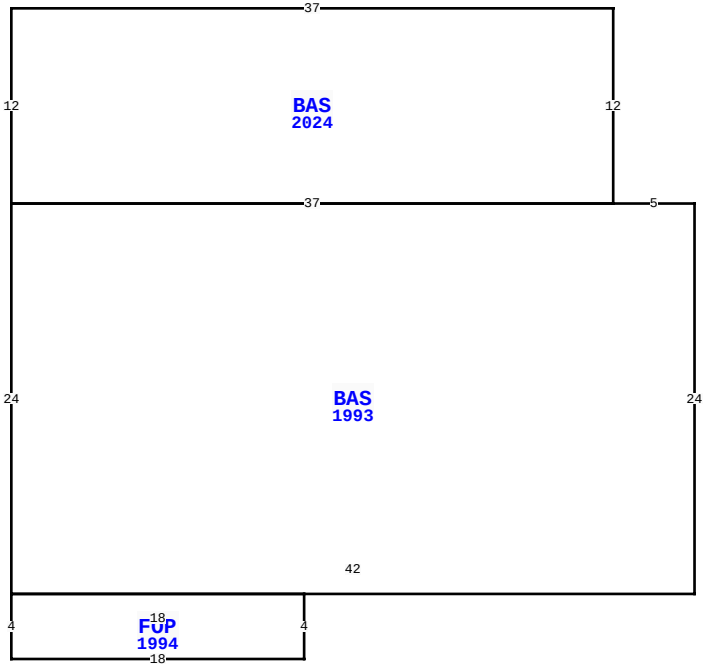
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,008	100	1993	1,008	98,267
BAS	444	100	2024	444	43,285
FOP	72	30	1994	22	2,145
TOTALS	1,524			1,474	143,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,474	112.2000	117.81	173,652	1980	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2019 Heated Area: 1452 HX Base Yr 2019



85310 ALGER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	151,219
TOTAL MARKET OB/XF VALUE	3,360
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	244,579
SOH/AGL Deduction	84,745
ASSESSED VALUE	159,834
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	108,423
TOTAL JUST VALUE	244,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3305	GARAGE	4,724	04/18/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0195	12/28/2018	WD	Q	I	01	150,000
GRANTOR: CASTLE PATRICIA F						
GRANTEE: NORMAN JENNA E & RO						
0349/0016	11/01/1981	WD	Q	V		7,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W5 W37 S24 E42 N24 $
BAS=[YR=2024;ORIG=-5,0] N12 W37 S12 E37 $
FOP=[YR=1994;ORIG=-42,24] S4 E18 N4 W18 $
.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1986	1986	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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 02/20/2024 BY NWA 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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2026

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BUILDING CHARACTERISTICS

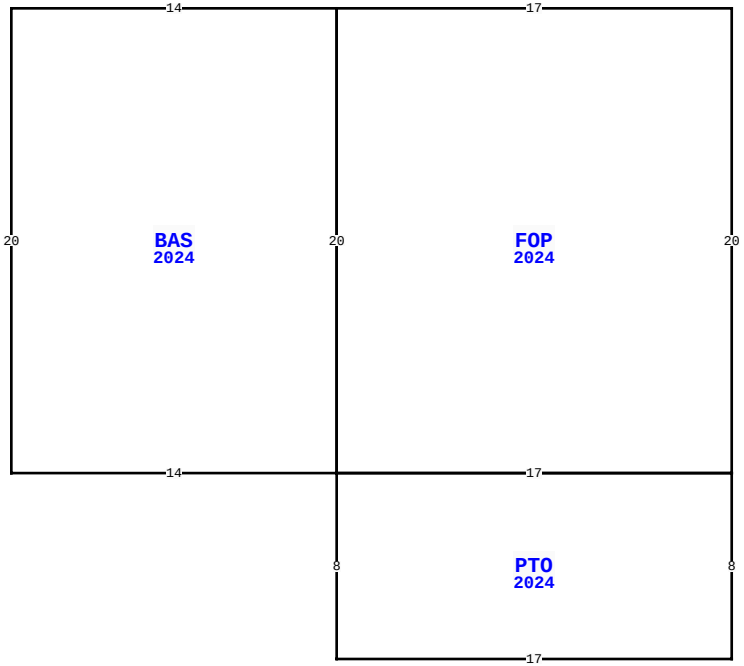
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	280	100	2024	280	5,414
FOP	340	30	2024	102	1,972
PTO	136	5	2024	7	135
TOTALS	756			389	7,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	389	50.6000	19.73	7,675	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 280 HX Base Yr 2019



85310 ALGER RD, YULEE

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GRANTOR: CASTLE PATRICIA F						
GRANTEE: NORMAN JENNA E & RO						
0349/0016	11/01/1981	WD	Q	V		7,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2024;ORIG=64,10] E17 S20 W17 N20 $
BAS=[YR=2024;ORIG=50,10] E14 S20 W14 N20 $
PTO=[YR=2024;ORIG=64,30] E17 S8 W17 N8 $
.

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

REVIEW DATE 02/20/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS