

BLOCK 4 LOT 14
IN OR 1409/1586
1977 STAT SW/MH

FERRELL MICHAEL T & CATHERINE E
85099 ASHLEY AVE
YULEE, FL 32097

2023

42-2N-27-4613-0004-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	0	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	192	2,989
BAS	392	100	392	6,102
BAS	672	100	672	10,460
CDK	275	10	28	436
GOF	512	125	640	9,962
UCP	600	20	120	1,868
UCP	745	20	149	2,319
UOP	77	20	15	233
UOP	105	20	21	327
TOTALS	3,570		2,229	34,695

EXTRA FEATURES				
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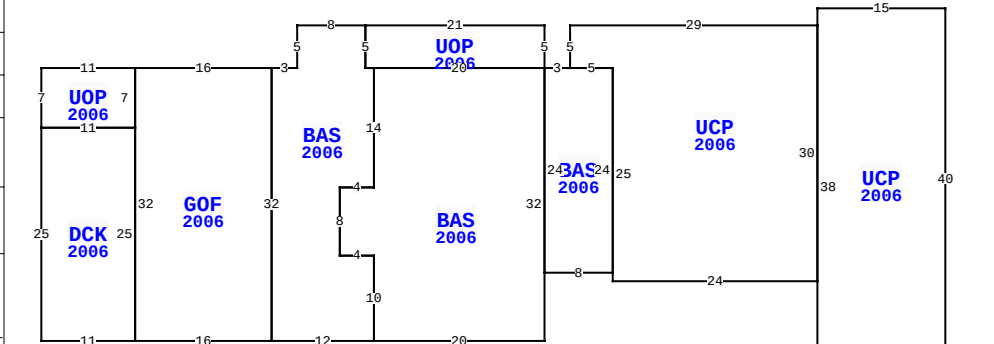
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0350	CARPORT WD	0	0	34	14			476.00	SF	13.00				1,299	
2	0350	CARPORT WD	0	0	24	16			384.00	SF	13.00				1,048	
3	1242	WD DECK A	0	0	28	8			224.00	SF	10.00				470	
4	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				2,765	
5	0810	CONCRETE A	0	0	0	0			256.00	SF	6.50				1,198	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

REVIEW DATE	10/24/2017	BY	SBX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6500	01	2,229	65.4000	22.89	51,022	1991	2001	0	0	0	32.00	68.00

2 GARAGE RES - 0% - 0 Heated Area: 1768 HX Base Yr



BLD DATE	02/26/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

85237 MEGAN ST, YULEE

TOTAL OB/XF																
6,780																

TOTAL OB/XF																
6,780																

Market:	0
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Agricultural:	0
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Common:	80,000
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NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		34,695
TOTAL MARKET OB/XF VALUE		6,780
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		121,475
SOH/AGL Deduction		21,851
ASSESSED VALUE		99,624
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		99,624
TOTAL JUST VALUE		121,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7127	GARAGE	17,980	04/01/1991
8069	MH MOVE-ON	1,700	03/01/1990
6290	XF0B	16,908	02/15/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1409/1586	5/04/2006	WD	Q	I		130,000			
GRANTOR: SIGMAN JOYCE A									
GRANTEE: FERRELL MICHAEL T &									
1382/1775	1/19/2006	QC	U	I	01	100			
GRANTOR: SIGMAN JAMIE ALICE									
GRANTEE: SIGMAN JOYCE A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=2006] W15 S2 UCP=[YR=2006] W29 S5 BAS=[YR=2006] W3 UOP=[YR=2006] N5 W21 BAS=[YR=2006] W8 S5 W3 GOF=[YR=2006] W16 UOP=[YR=2006] W11 S7 DCK=[YR=2006] S25 E11 N25 W11\$ E11 N7\$ S32 E16 N32\$ S32 E12 N10 W4 N8 E4 N14W1N5\$ S5 E1 BAS=[YR=2006] S14 W4 S8 E4 S10 E20 N32 W20\$ E20\$ S24 E8 N24 W5\$ E5 S25 E24 N30\$ S38 E15 N40\$.									