BLOCK 8 LOT 16 IN OR 1118/678
2002 CHNC DW/MH
YULEE WOODS #3 PB 5/239

JOHNSON JOSHUA & CHRISTINE/JOHNSON WAYNE K
85029 ASHLEY AVENUE
YULEE, FL 32097

2023

42-2N-27-4613-0008-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

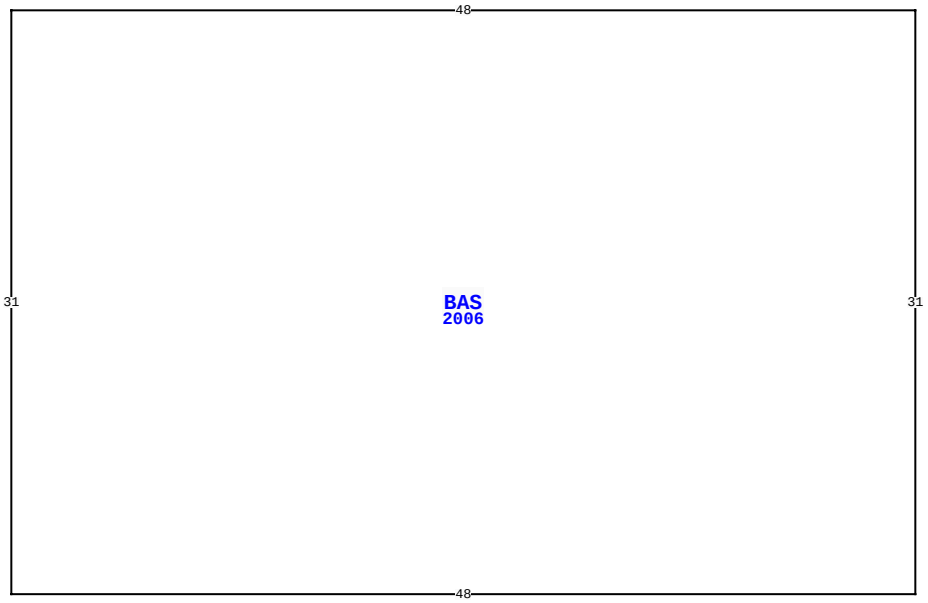
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	73,220
TOTALS	1,488		1,488	73,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	121.2000	84.84	126,242	2002	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2007 Heated Area: 1488 HX Base Yr 2007



85029 ASHLEY AVE, YULEE

BLD DATE	10/20/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		73,220
TOTAL MARKET OB/XF VALUE		28,273
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		181,493
SOH/AGL Deduction		98,960
ASSESSED VALUE		82,533
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,533
TOTAL JUST VALUE		181,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327508	ADDITION	48,744	07/01/2013
MH023996	MH MOVE-ON	0	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1118/0678	3/04/2003	WD	U	I	11	108,100
GRANTOR: DOUBLE J HOME CENTER						
GRANTEE: JOHNSON JOSHUA ETAL						
1089/1305	10/23/2002	WD	Q	V		27,900
GRANTOR: BROWN NANCY S						
GRANTEE: DOUBLE J HOME CENTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S31 E48 N31 $.

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	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	2002	2002	3	83	1,057	
6	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	28.00	28.00	100	2015	2015	3	81	27,216	

LAND DESCRIPTION

TOTAL OB/XF 28,273

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS