BLOCK 8 LOT 22
IN OR 1413/782
YULEE WOODS #3 PB 5/239

JONES LARRY K
235 TROUT RIVER DRIVE
JACKSONVILLE, FL 32208

2023

42-2N-27-4613-0008-0220

BUILDING CHARACTERISTICS

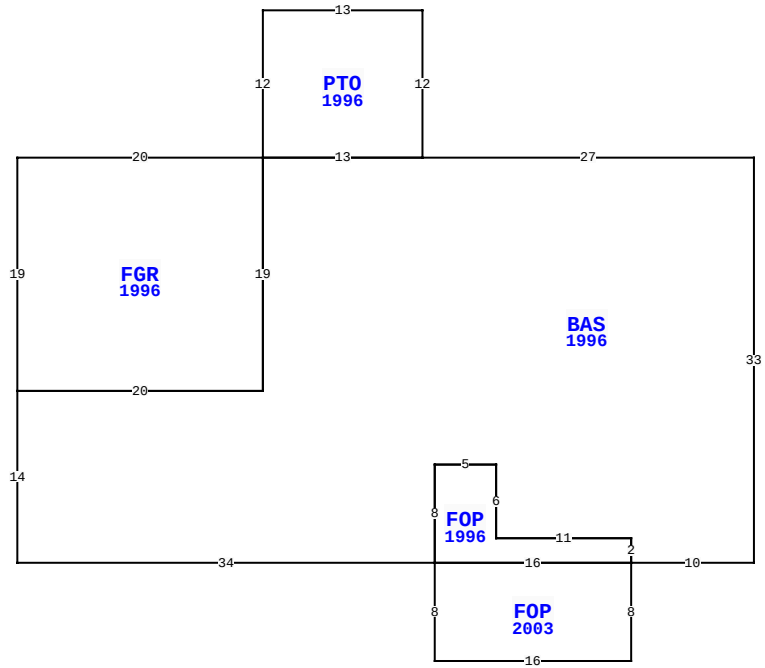
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1,538	129,588
FGR	380	55	209	17,610
FOP	62	30	19	1,601
FOP	128	30	38	3,202
PTO	156	5	8	674
TOTALS	2,264		1,812	152,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	107.0000	96.57	174,985	1996	1996	0	0	0	12.75	87.25

1 SINGLE FAM – 0% - 0 Heated Area: 1538 HX Base Yr



85249 ASHLEY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		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	152,674
TOTAL MARKET OB/XF VALUE	11,225
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	243,899
SOH/AGL Deduction	48,220
ASSESSED VALUE	195,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,679
TOTAL JUST VALUE	243,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8711	MH MOVE-ON	5,000	10/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1413/0782	5/19/2006	WD	U	I	23	128,000
GRANTOR: KATO LARRY D & ROMA L						
GRANTEE: JONES LARRY K						
0634/0275	8/21/1991	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: KATO LARRY & ROMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W27 PTO=[YR=1996] N12 W13 S12 FGR=[YR=1996] W20 S19 E20 N19$ E13$ W13 S19 W20 S14 E34 FOP=[YR=2003] S8 E16 N8 FOP=[YR=1996] N2 W11 N6 W5 S8 E16$ W16$ N8 E5 S6 E11 S2 E10 N33$.

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
5	0681	POLE SHED	0	0	8	10	80.00	SF	15.00	15.00	100	1995	1995	3	24	288	
6	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	1999	1999	3	79	431	
7	1242	WD DECK A	0	0	15	10	150.00	SF	10.00	10.00	100	1999	1999	3	20	300	
8	0510	GARAGE WD-	0	0	36	30	1,080.00	SF	35.00	35.00	100	1998	1998	3	27	10,206	

LAND DESCRIPTION

TOTAL OB/XF 11,225

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	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/19/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS