

BLOCK 8 LOT 24
IN OR 767 PG 402
R498237 & R498238

BLAND LARRY A & JUDITH A
85301 ASHLEY AVENUE
YULEE, FL 32097

2023

42-2N-27-4613-0008-0240



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 100	0820	02	1,472	123.6000	80.34	118,260	1992	1992	0	0	0	70.00	30.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 1997													Heated Area: 1296														
Roof Cover	12	MODULAR MT 100														HX Base Yr 1997														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	08	SHT VINYL 10																												
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	1,296	100	1,296	31,236																										
UOP	48	25	12	289																										
UOP	180	25	45	1,085																										
UST	216	55	119	2,868																										
TOTALS			1,740	1,472	35,478																									
EXTRA FEATURES			85301 ASHLEY AVE, YULEE																											
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														
2	0820	WOOD WALK	0 100	24	3	72.00	SF	11.75	11.75	100	1995	1995	3	40	338															
3	0510	GARAGE WD-	0 100	25	26	650.00	SF	35.00	35.00	100	1999	1999	3	28	6,370															
4	0510	GARAGE WD-	0 100	12	26	312.00	SF	35.00	35.00	100	1999	1999	3	28	3,058															
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	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 10/19/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																														