BLOCK 9 LOT 2
IN OR 1933/115
R672822 & R672823

STEWART DARRELL H &/ESCALONA ROSHELLA LASTRILLA
85390 ASHLEY AV
YULEE, FL 32097

2023

42-2N-27-4613-0009-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

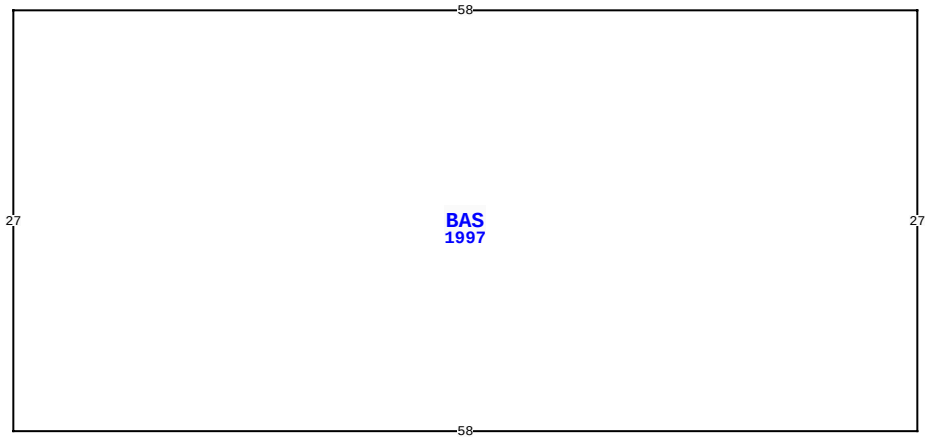
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	44,966
TOTALS	1,566		1,566	44,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,566	117.2000	82.04	128,475	1995	1995	0	0	0	65.00	35.00

2 M/H 94+ – 100% - 2016 Heated Area: 1566 HX Base Yr 2016



85390 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		44,966
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		124,966
SOH/AGL Deduction		58,660
ASSESSED VALUE		66,306
TOTAL EXEMPTION VALUE	HX HB	41,306
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 666	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1933/0115	8/19/2014	WD	Q	I	02	69,500
GRANTOR: LANIER ADDISON C						
GRANTEE: STEWART DARRELL H E						
1378/0132	12/30/2005	WD	Q	I		105,000
GRANTOR: GUNTER MICHAEL W & VE						
GRANTEE: LANIER ADDISON C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W58 S27 E58 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/29/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS