BLOCK 9 LOT 4
R621595 & R621596
IN OR 595 PG 293

OSGOOD EUGENE D
85328 ASHLEY AVE
YULEE, FL 32097

2023

42-2N-27-4613-0009-0040

BUILDING CHARACTERISTICS

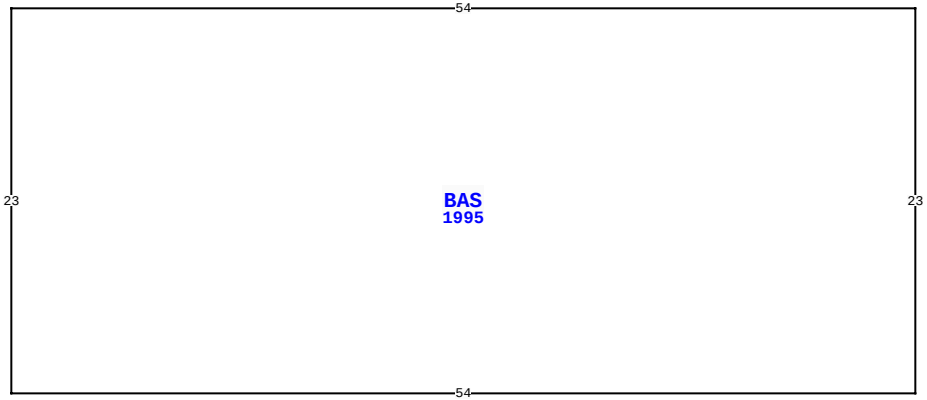
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,242	100	1,242	28,481
TOTALS	1,242		1,242	28,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,242	117.6000	76.44	94,938	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1242 HX Base Yr



85328 ASHLEY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
5	1242	WD DECK A	0	100	18	20	360.00	SF	10.00	10.00	100	1997	1997	3	20	720	
6	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	1992	1992	3	66	686	
7	0751	UOP	0	0	10	16	160.00	SF	10.00	10.00	100	1992	1992	3	20	320	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,481
TOTAL MARKET OB/XF VALUE		3,966
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		112,447
SOH/AGL Deduction		73,437
ASSESSED VALUE		39,010
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,010
TOTAL JUST VALUE		112,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R980756	ADDITION	0	05/01/1998
973679	XFOB	6,120	01/01/1997
95-1087	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0595/0293	4/17/1990	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM ET AL

GRANTEE: OSGOOD EUGENE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W54 S23 E54 N23$.

LAND DESCRIPTION

TOTAL OB/XF 3,966

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 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