BLOCK 9 LOT 6
YULEE WOODS #3 PB 5/239

MCMASTER JAMES
85276 ASHLEY AVE
YULEE, FL 32097

2023

42-2N-27-4613-0009-0060

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

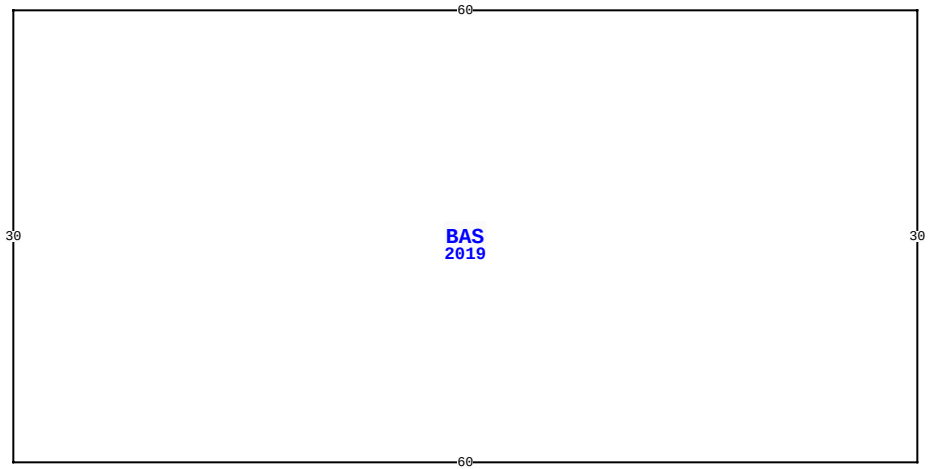
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	176,169
TOTALS	1,800		1,800	176,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	02	1,800	152.1000	98.86	177,948	2019	2019	0	0	0	1.00	99.00

1 MOD FRAME – 100% - 2020 Heated Area: 1800 HX Base Yr 2020



85276 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		176,169
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		259,634
SOH/AGL Deduction		61,523
ASSESSED VALUE		198,111
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,111
TOTAL JUST VALUE		259,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008754	CO ISSUED	0	08/15/2019
19005704	MODULAR	0	07/05/2019
9047	MH MOVE-ON	30,000	09/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1584	4/22/2019	WD	Q	I	01	60,000
GRANTOR: SCHNEIDER LISA A N/K/						
GRANTEE: MCMASTER JAMES						
0911/0214	12/13/1999	WD	U	I	07	100
GRANTOR: STOUT TERESA S						
GRANTEE: SCHNEIDER LISA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S30 E60 N30$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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 12/12/2019 BY NWTW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS