BLOCK 9 LOTS 10 11 & 12
IN OR 1940/338
YULEE WOODS #3 PB 5/239

SCHULTZ THOMAS C/
85162 ASHLEY AVE
YULEE, FL 32097

2023

42-2N-27-4613-0009-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

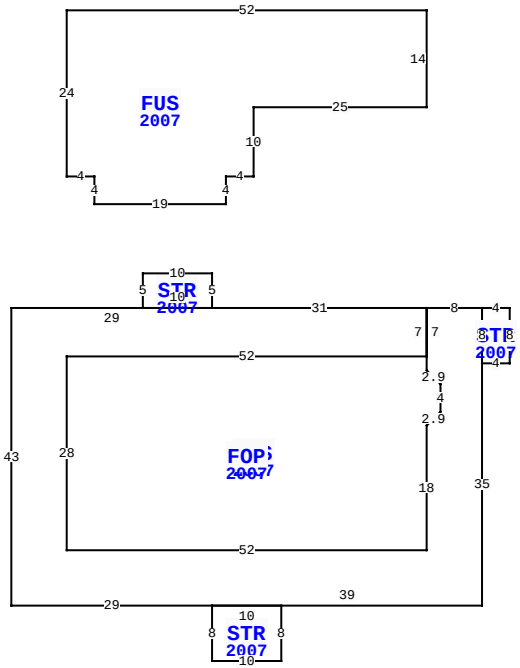
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,468	100	1,468	133,193
FOP	2,924	30	877	79,571
FUS	1,074	100	1,074	97,444
STR	32	10	3	272
STR	50	10	5	454
STR	80	10	8	725
TOTALS	5,628		3,435	311,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,435	108.1000	97.56	335,119	2007	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 1999 Heated Area: 2542 HX Base Yr 1999



85162 ASHLEY AVE, YULEE

BLD DATE	11/07/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,661
TOTAL MARKET OB/XF VALUE		13,160
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		540,821
SOH/AGL Deduction		292,316
ASSESSED VALUE		248,505
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,505
TOTAL JUST VALUE		540,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C11547	CO ISSUED	0	08/01/2003
M10228	MECH OTHER	0	08/01/2003
B11547	NEW CONSTR	198,000	08/01/2003
8493	MH MOVE-ON	12,900	04/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0338	10/01/2014	QC	U	I	11	100
GRANTOR: SCHULTZ THOMAS C						
GRANTEE: SCHULTZ THOMAS C &						
0670/0419	11/13/1992	QC	U	V	15	27,000
GRANTOR: MANNING DANISE L						
GRANTEE: SCHULTZ THOMAS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S28 E52 N18 U2 R2 N4 L2 U2 N2$
FOP=[YR=2007] N7 W31 STR=[YR=2007] N5 W10 S5 E10$ W29 S43 E29
STR=[YR=2007] S8 E10 N8 W10$ E39 N35 STR=[YR=2007] E4 N8 W4
S8$ N8W8 S7$ PTR=N50 W52 FUS=[YR=2007] E52 S14W25 S10 W4 S4
W19 N4 W4 N24$ E52 S50$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1994	1994	3	23	3,220	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	29	5,846	
4	0350	CARPORT WD	0	100	14	24	336.00	SF	13.00	13.00	100	2000	2000	3	20	874	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 13,160

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	2.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	144,000							
2	000102	C	SFR/MH	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 08/28/2018 BY SBX Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/02/2023 BY SYS