

BLOCK 1 LOT 8
IN OR 2132/788
R673376 & R673377

OCAIN MARY ELIZABETH & ROBERT
85617 ASHLEY AVE
YULEE, FL 32097

2023

42-2N-27-4614-0001-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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	05	Quality Level 05
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	1,728	100	1,728	114,817
PTO	150	5	8	532
UCP	648	20	130	8,638
UOP	492	25	123	8,173
TOTALS	3,018		1,989	132,159

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	0	24	5	120.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,989	148.3200	103.82	206,498	1999	2008	0	0	0	36.00	64.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1728 HX Base Yr													

85617 ASHLEY AVE, YULEE				XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
120.00	SF	10.00	10.00	100	2005	2005	3	27	324	

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					132,159				
TOTAL MARKET OB/XF VALUE					3,264				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					215,423				
SOH/AGL Deduction					46,464				
ASSESSED VALUE					168,959				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					168,959				
TOTAL JUST VALUE					215,423				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					153,599				

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W24 PTO=[YR=2005] N15 W10 UOP=[YR=2005] W30 S8 W6 S7 UCP=[YR=2005] W18 S27 E24 N27 W6\$ E36 N15\$ S15 E10\$ W40 S27 E64 N27\$.									