BLOCK 1 LOT 9 R622105
IN OR 1695/848
YULEE WOODS #4 PB 5/301 & 302

RICHARDSON JOHNNIE G
85575 ASHLEY AVE
YULEE, FL 32097

2023

42-2N-27-4614-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

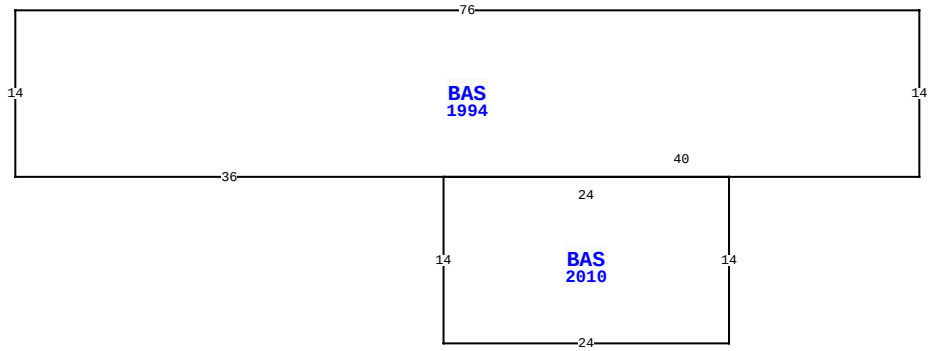
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,064	100	1,064	21,406
BAS	336	100	336	6,760
TOTALS	1,400		1,400	28,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	95.8000	67.06	93,884	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1400 HX Base Yr



85575 ASHLEY AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,165
TOTAL MARKET OB/XF VALUE		6,796
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		114,961
SOH/AGL Deduction		63,599
ASSESSED VALUE		51,362
TOTAL EXEMPTION VALUE	HX HB VX	31,362
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		114,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1695/0848	8/27/2010	QC	U	I	11	100
GRANTOR: RICHARDSON JOHNNIE G						
GRANTEE: RICHARDSON JOHNNIE						
0881/0644	5/04/1999	QC	U	I	06	100
GRANTOR: RICHARDSON MAGGIE R						
GRANTEE: RICHARDSON JOHNNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W76 S14 E36 BAS=[YR=2010] S14 E24 N14 W24$ E40 N14$.

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	0802	ASPHALT B	0	100	0	0	1,944.00	SF	2.40	2.40	100	1996	1996	3	50	2,333	
3	0510	GARAGE WD-	0	100	34	20	680.00	SF	26.25	26.25	100	1996	1996	3	25	4,463	

LAND DESCRIPTION

TOTAL OB/XF 6,796

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/14/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS