BLOCK 1 LOT 11
IN OR 1657/1739 & OR 1957/552
2000 FTWD DW

DAVIS SANDRA A
85513 ASHLEY AV
YULEE, FL 32097

2023

42-2N-27-4614-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

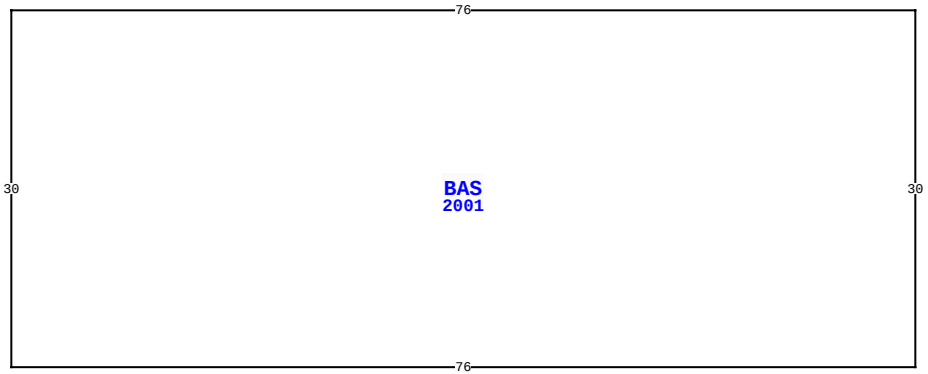
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	126,198
TOTALS	2,280		2,280	126,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	131.7800	92.25	210,330	2000	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2002 Heated Area: 2280 HX Base Yr 2002



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,198
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		206,198
SOH/AGL Deduction		102,812
ASSESSED VALUE		103,386
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		3,386
TOTAL JUST VALUE		206,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002978	MH MOVE-ON	0	02/01/2000
951135	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/0552	11/08/2014	WD	U	I	16	75,000
GRANTOR: DAVIS-JUNEAU JESSICA						
GRANTEE: DAVIS SANDRA A						
1657/1739	1/08/2010	QC	U	I	11	100
GRANTOR: DAVIS SANDRA A						
GRANTEE: DAVIS SANDRA A & JE						

BLD DATE	02/26/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

85513 ASHLEY AVE, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S30 E76 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 11/06/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS