

BLOCK 2 LOT 2 (EX W39.89') &
W19.55' OF LOT 1 &
N23.35' OF W177.41' OF

WHITE JOSEPH L & JOHNNIE E
85622 ASHLEY AVE
YULEE, FL 32097

2023

42-2N-27-4614-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	113,918
BAS	440	100	440	35,449
FEP	144	80	115	9,265
FOP	14	30	4	322
FSP	420	40	168	13,535

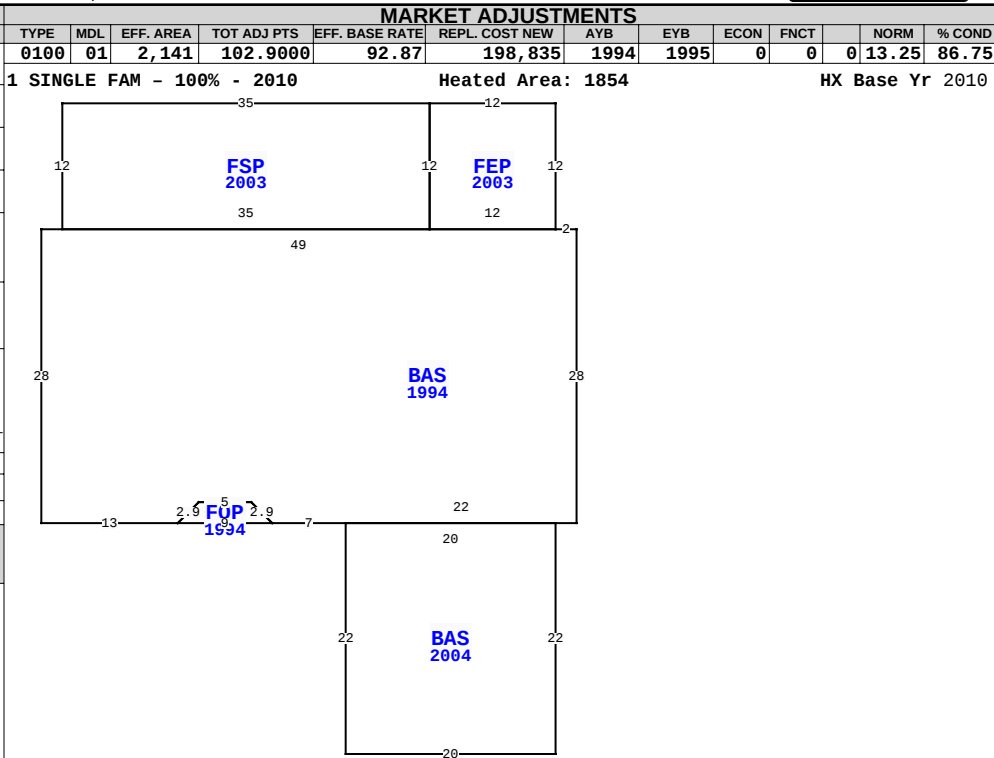
TOTALS	2,432		2,141	172,489
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EXTRA FEATURES

L N	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
1	0810	CONCRETE A	0	100	0	0	491.00	SF	6.50	6.50	100	1996	1996	3	73	2,330	
3	0510	GARAGE WD-	0	100	25	20	500.00	SF	19.60	19.60	100	2003	2003	3	36	3,528	
4	0510	GARAGE WD-	0	100	30	33	990.00	SF	19.60	19.60	100	2003	2003	3	36	6,985	
5	0351	CARPORT MT	0	100	30	12	360.00	SF	8.50	8.50	100	2003	2003	3	22	673	
6	0810	CONCRETE A	0	100	24	21	504.00	SF	6.50	6.50	100	2003	2003	3	84	2,752	
7	0812	CONCRETE C	0	100	0	0	1,224.00	SF	4.00	4.00	100	2004	2004	3	86	4,211	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0006



85622 ASHLEY AVE, YULEE

BLD DATE	04/20/2015	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,141	102.9000	92.87	198,835	1994	1995	0	0	0 13.25	86.75

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,489
TOTAL MARKET OB/XF VALUE		20,479
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		272,968
SOH/AGL Deduction		125,987
ASSESSED VALUE		146,981
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,981
TOTAL JUST VALUE		272,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005471	ADDITION	2,000	06/28/2021
80363827	NEW CONSTR	45,540	05/01/2003
7463	NEW CONSTR	64,734	08/19/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1644/1685	10/19/2009	WD	Q	I	01	143,000

GRANTOR: JOHNS DAVID H & LISA
GRANTEE: WHITE JOSEPH L & JO
1364/1048 11/03/2005 WD Q I 241,700
GRANTOR: BREWER BETTY J
GRANTEE: JOHNS DAVID H & LIS

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1994] W2 FEP=[YR=2003] N12 W12 FSP=[YR=2003] W35
S12 E35 N12 \$ S12 E12 \$ W49 S28 E13 FOP=[YR=1994] E9 U2 L2
W5 D2 L2 \$ U2 R2 E5 D2 R2 E7 BAS=[YR=2004] S22 E20 N22
W20 \$ E22 N28 \$.