

BLOCK 2 PT OF LOT 3 & W39.89'
OF LOT 2 & FRACT OF BLK 5
LOT 7 YULEE WOODS #3 PB5/239 &

ADAMS JOHN R & SHARI L/
85586 ASHLEY AVENUE
YULEE, FL 32097

2023

42-2N-27-4614-0002-0030



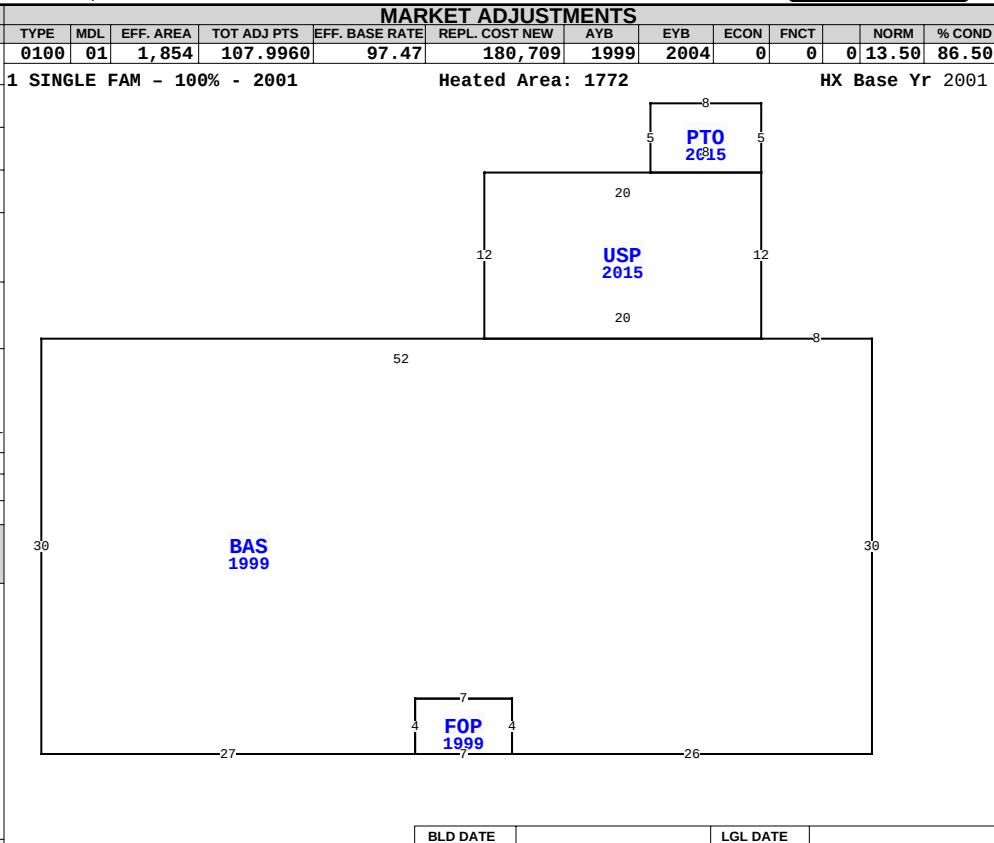
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	149,400
FOP	28	30	8	675
PTO	40	5	2	169
USP	240	30	72	6,071
TOTALS	2,080		1,854	156,313

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,471.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	
3	0351	CARPORT MT	0	100	30	22	660.00	SF	6.60	6.60	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



85586 ASHLEY AVE, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										156,313	
TOTAL MARKET OB/XF VALUE										7,567	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										243,880	
SOH/AGL Deduction										116,823	
ASSESSED VALUE										127,057	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										77,057	
TOTAL JUST VALUE										243,880	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										196,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007737	REPAIR/RRF	10,200	09/16/2020
B23690	ADDITION	12,781	06/01/2010
B995804	NEW CONSTR	69,604	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0899/1459	9/17/1999	WD	Q	I		103,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: ADAMS JOHN & SHARI						
0860/1150	12/29/1998	WD	Q	V		22,000
GRANTOR: DOAN EDWARD W & SARA						
GRANTEE: ARNETT PROPERTIES I						
BUILDING NOTES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W8 USP=[YR=2015] N12 PTO=[YR=2015] N5 W8 S5 E8\$ W20 S12 E20\$ W52 S30 E27 FOP=[YR=1999] E7 N4 W7 S4\$ N4 E7 S4 E26 N30\$.											