BLOCK 8 LOT 18
IN OR 2103/1235
YULEE WOODS #3 PB 5/239

SCAHILL PATRICK II
85133 ASHLEY AVENUE
YULEE, FL 32097

2024

42-2N-27-4613-0008-0180

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

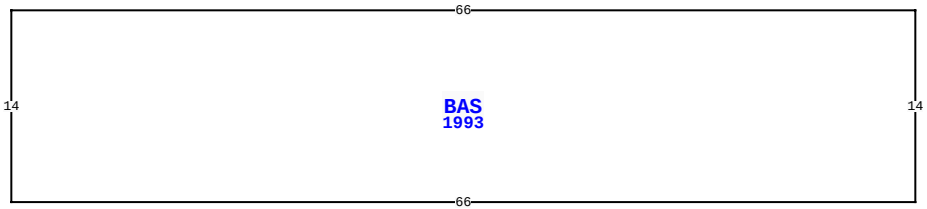
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	12,703
TOTALS	924		924	12,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.2000	68.74	63,516	1989	1989	0	20	0	70.00	20.00

1 M/H 93- – 100% - 2017 Heated Area: 924 HX Base Yr 2017



85133 ASHLEY AVE, YULEE

BLD DATE	10/29/2019	KKA	LGL DATE	
XF DATE	10/29/2019	KKA	LAND DATE	10/29/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		12,703
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		92,703
SOH/AGL Deduction		52,220
ASSESSED VALUE		40,483
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,483
TOTAL JUST VALUE		92,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7921	ADDITION	1,320	03/11/1992
8543	MH MOVE-ON	15,500	05/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1141	11/20/2023	FJ	U	I	11	0
GRANTOR: SCAHILL PATRICIA DEBR						
GRANTEE: SCAHILL MICHAEL						
2659/398	8/04/2023	FJ	U	I	11	0
GRANTOR: SCAHILL PATRICK GERAL						
GRANTEE: SCAHILL MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 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

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 10/29/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS