

BLOCK 8 LOT 22
IN OR 1413/782
YULEE WOODS #3 PB 5/239

JONES LARRY K
235 TROUT RIVER DRIVE
JACKSONVILLE, FL 32208

2024

42-2N-27-4613-0008-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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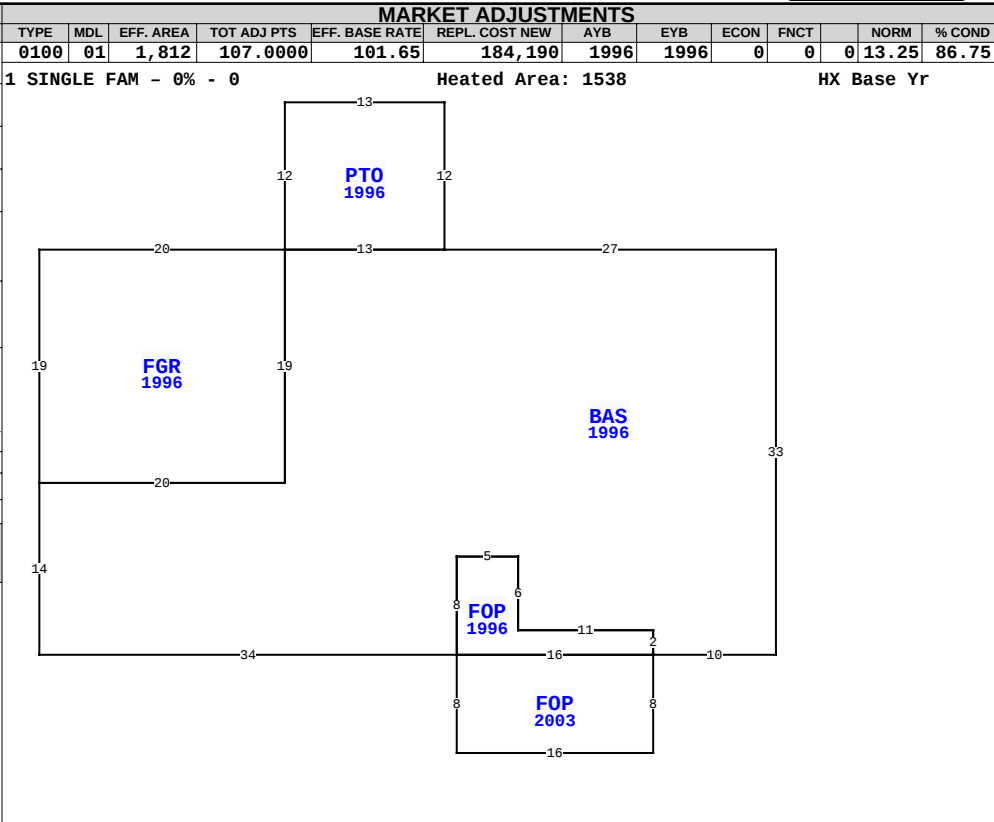
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1,538	135,623
FGR	380	55	209	18,430
FOP	62	30	19	1,675
FOP	128	30	38	3,351
PTO	156	5	8	705

TOTALS	2,264		1,812	159,785
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	8	10	80.00	SF	15.00	15.00	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	
3	1242	WD DECK A	0	0	15	10	150.00	SF	10.00	10.00	
4	0510	GARAGE WD-	0	0	36	30	1,080.00	SF	35.00	35.00	

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	0		OR	0.00	0.00	1.00	LT	



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

85249 ASHLEY AVE, YULEE											
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TOTAL OB/XF											
10,824											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			159,785
TOTAL MARKET OB/XF VALUE			10,824
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			250,609
SOH/AGL Deduction			35,362
ASSESSED VALUE			215,247
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			215,247
TOTAL JUST VALUE			250,609
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8711	MH MOVE-ON	5,000	10/21/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1413/0782	5/19/2006	WD	U	I	23
GRANTOR: KATO LARRY D & ROMA L					
GRANTEE: JONES LARRY K					
0634/0275	8/21/1991	WD	Q	V	
GRANTOR: SHEFFIELD WM F ETAL					
GRANTEE: KATO LARRY & ROMA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W27 PTO=[YR=1996] N12 W13 S12 FGR=[YR=1996] W20 S19 E20 N19\$ E13\$ W13 S19 W20 S14 E34 FOP=[YR=2003] S8 E16 N8 FOP=[YR=1996] N2 W11 N6 W5 S8 E16\$ W16\$ N8 E5 S6 E11 S2 E10 N33\$.											