BLOCK 9 LOT 8
IN OR 1912/239
YULEE WOODS #3 PB 5/239

LYNCH-ORTIZ REBEKAH DIANE/ORTIZ SALVADOR
85222 ASHLEY AV
YULEE, FL 32097

2024

42-2N-27-4613-0009-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85222 ASHLEY AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,320
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	92,320
SOH/AGL Deduction	27,901
ASSESSED VALUE	64,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,419
TOTAL JUST VALUE	92,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8514	MH MOVE-ON	25,500	04/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1912/0239	4/11/2014	QC	U	I	11	100
GRANTOR: LYNCH ROBERT LEROY						
GRANTEE: LYNCH-ORTIZ REBEKAH						
1123/1802	3/24/2003	WD	U	I	15	13,800
GRANTOR: SUTTON DONALD JOE						
GRANTEE: LYNCH ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,320

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS