

BLOCK 9 LOTS 10 11 & 12
IN OR 1940/338
YULEE WOODS #3 PB 5/239

SCHULTZ THOMAS C/
85162 ASHLEY AVE
YULEE, FL 32097

2024

42-2N-27-4613-0009-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,468	100	1,468	139,457
FOP	2,924	30	877	83,313
FUS	1,074	100	1,074	102,028
STR	32	10	3	285
STR	50	10	5	475
STR	80	10	8	760

TOTALS	5,628		3,435	326,316
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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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	
3	0350	CARPORT WD	0	100	14	24	336.00	SF	13.00	13.00	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	LT	
2	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,435	108.1000	102.70	352,774	2007	2007	0	0	7.50	92.50

1 SINGLE FAM - 100% - 1999Heated Area: 2542HX Base Yr 1999

FUS 2007

STR 2007

FOP 2007

85162 ASHLEY AVE, YULEE

BLD DATE	11/07/2007	JM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		326,316	
TOTAL MARKET OB/XF VALUE		12,504	
TOTAL LAND VALUE - MARKET		216,000	
TOTAL MARKET VALUE		554,820	
SOH/AGL Deduction		298,860	
ASSESSED VALUE		255,960	
TOTAL EXEMPTION VALUE		HX HB WR	55,000
BASE TAXABLE VALUE		200,960	
TOTAL JUST VALUE		554,820	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		540,821	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C11547	CO ISSUED	0	08/01/2003
M10228	MECH OTHER	0	08/01/2003
B11547	NEW CONSTR	198,000	08/01/2003
8493	MH MOVE-ON	12,900	04/01/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1940/0338	10/01/2014	QC	U	I	11
GRANTOR: SCHULTZ THOMAS C					
GRANTEE: SCHULTZ THOMAS C &					
0670/0419	11/13/1992	QC	U	V	15
GRANTOR: MANNING DANISE L					
GRANTEE: SCHULTZ THOMAS C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W52 S28 E52 N18 U2 R2 N4 L2 U2 N2\$ FOP=[YR=2007] N7 W31 STR=[YR=2007] N5 W10 S5 E10\$ W29 S43 E29 STR=[YR=2007] S8 E10 N8 W10\$ E39 N35 STR=[YR=2007] E4 N8 W4 S8\$ N8W8 S7\$ PTR=N50 W52 FUS=[YR=2007] E52 S14W25 S10 W4 S4 W19 N4 W4 N24\$ E52 S50\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	LT	
2	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	