

BROWN DONNA S
85048 ASHLEY AVE
YULEE, FL 32097

42-2N-27-4613-0009-0140

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

080002

Exterior Wall Roof Structur

03

VINYL 100 GABLE/HIP 100

1 M/H 94+ - 100% - 2020

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

120514110304
MODULAR MT 100 DRYWALL 100 CARPET 70 CLAY TILE 30 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100

Quality

05

Quality Level 05

MOBILE HOME

DOR CODE

0200

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4048.00

TOTALS

1,350

1,350

94,765

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORMCOND

0800021,350150.9600113.22152,847199420080038.0062.00

Heated Area: 1350HX Base Yr 2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE94,765

TOTAL MARKET OB/XF VALUE3,112

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE177,877

SOH/AGL Deduction52,695

ASSESSED VALUE125,182

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE75,182

TOTAL JUST VALUE177,877

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE174,446

SUBAREA MARKET VALUE

94,765

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2167/11671/02/2018QC U I 1136,000

GRANTOR: BROWN COSSIE JR & BET

GRANTEE: BROWN DONNA S

2125/19456/07/2017WD Q I 01110,000

GRANTOR: ALLBRITTON MARY D NKA

GRANTEE: BROWN COSSIE W & BE

BUILDING NOTES

BAS=[YR=1994] W50 S27 E50 N27\$.

LAND DESCRIPTION

TOTAL OB/XF3,112

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH100OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

EXTRA FEATURES

85048 ASHLEY AVE, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

11242WD DECK A01003618.00SF10.0010.001001994199432036

20500FP-PRE FAB0100001.00UT3,500.003,500.00100199419943762,660

31242WD DECK A0100268208.00SF10.0010.0010019941994320416

REVIEW DATE

11/07/2019

BY

TWA

Total Acres: 0.00

Total Land Value: 80,000

Market: 0

Agricultural: 0

Common: 80,000

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