

BLOCK 2 LOT 1 (EX W19.35') &
N23.35' OF E177.95' OF LOT 7
OF BLOCK 5 IN OR 1628/1864

MCGOWAN DANIEL L JR
85650 ASHLEY AVENUE
YULEE, FL 32097

2024

42-2N-27-4614-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

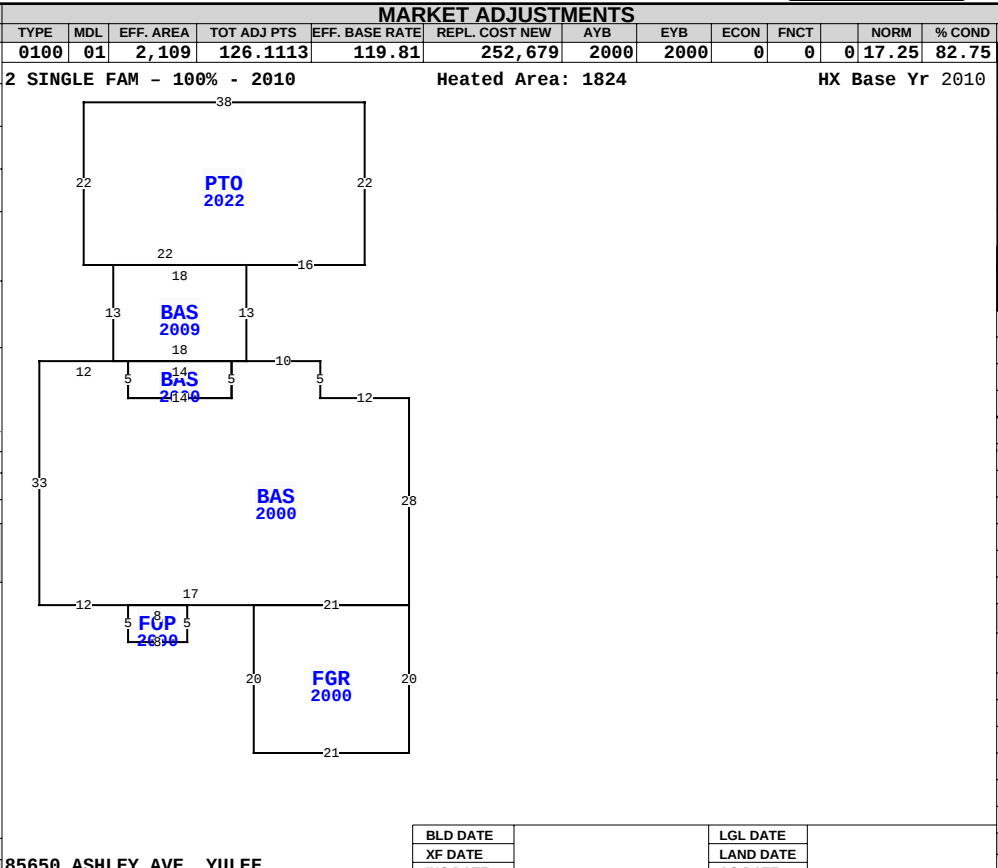
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100	70	6,940
BAS	1,520	100	1,520	150,697
BAS	234	100	234	23,200
FGR	420	55	231	22,902
FOP	40	30	12	1,190
PTO	836	5	42	4,164

TOTALS	3,120		2,109	209,092
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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	0812	CONCRETE C	0	100	0	0	1,292.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	692.00	SF	10.00	10.00	
4	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	

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	100	0006	OR	0.00	0.00	1.00	LT	



85650 ASHLEY AVE, YULEE											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
54,431											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		209,092	
TOTAL MARKET OB/XF VALUE		54,431	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		343,523	
SOH/AGL Deduction		132,533	
ASSESSED VALUE		210,990	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		160,990	
TOTAL JUST VALUE		343,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,726	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631798	SWIM POOL	28,000	02/01/2016
B996496	NEW CONSTR	71,061	10/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1628/1864	6/26/2009	WD	U	I	12
GRANTOR: MOORE DONNA ALLEN					SALE PRICE
GRANTEE: MCGOWAN DANIEL L JR					149,500
0924/1853	3/21/2000	WD	Q	I	
GRANTOR: ARNETT PROPERTIES INC					115,000
GRANTEE: MOORE DONNA ALLEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W12 N5 W10BAS=[YR=2009] N13 PTO=[YR=2022] E16 N22 W38 S22 E22\$ W18 S13 E18 \$ W2 BAS=[YR=2000] W14S5 E14 N5\$ S5 W14 N5 W12 S33 E12 FOP=[YR=2000] S5 E8 N5 W8\$ E17 FGR=[YR=2000] S20 E21 N20 W21\$ E21 N28\$.											