

BLOCK 2 LOT 2 (EX W39.89') &
W19.55' OF LOT 1 &
N23.35' OF W177.41' OF

WHITE JOSEPH L & JOHNNIE E
85622 ASHLEY AVE
YULEE, FL 32097

2024

42-2N-27-4614-0002-0020



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 70
Interior Floo	08	SHT VINYL 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

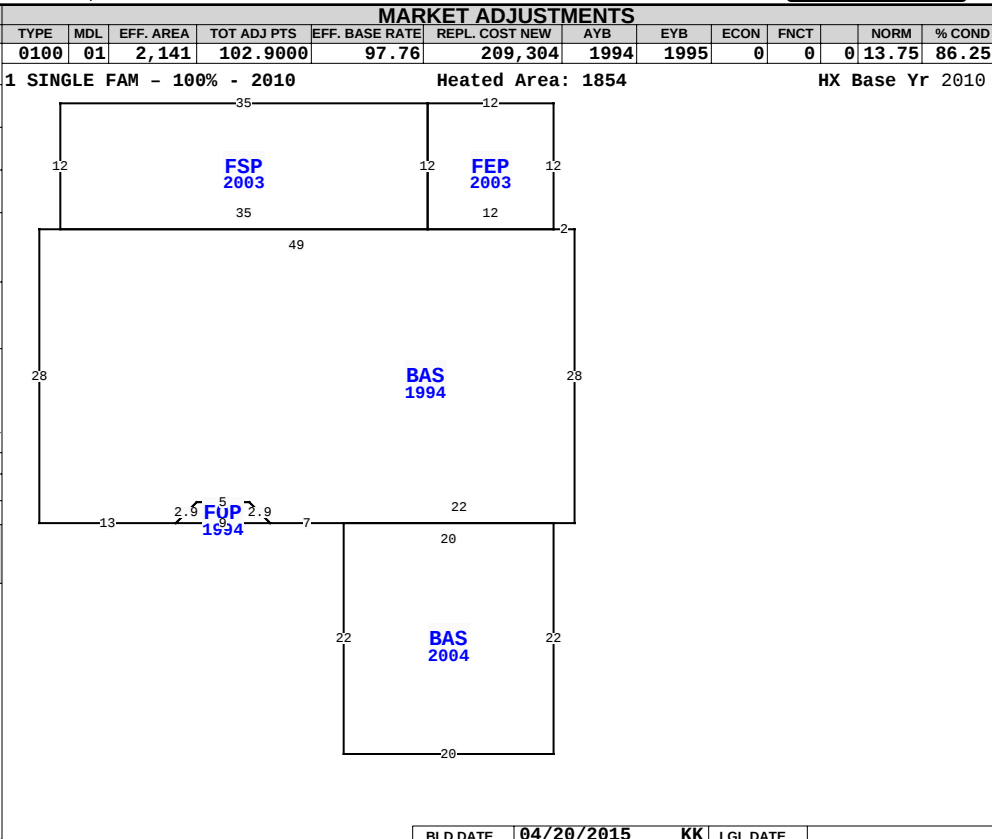
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	119,226
BAS	440	100	440	37,100
FEP	144	80	115	9,696
FOP	14	30	4	337
FSP	420	40	168	14,166
TOTALS	2,432		2,141	180,525

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0810	CONCRETE A	0	100	0	0	491.00	SF	6.50	6.50	100	1996	1996	3	72	2,298	
2	0510	GARAGE WD-	0	100	25	20	500.00	SF	19.60	19.60	100	2003	2003	3	32	3,136	
3	0510	GARAGE WD-	0	100	30	33	990.00	SF	19.60	19.60	100	2003	2003	3	32	6,209	
4	0351	CARPORT MT	0	100	30	12	360.00	SF	8.50	8.50	100	2003	2003	3	21	643	
5	0810	CONCRETE A	0	100	24	21	504.00	SF	6.50	6.50	100	2003	2003	3	83	2,719	
6	0812	CONCRETE C	0	100	0	0	1,224.00	SF	4.00	4.00	100	2004	2004	3	84	4,113	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



85622 ASHLEY AVE, YULEE	BLD DATE 04/20/2015	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	180,525	
TOTAL MARKET OB/XF VALUE	19,118	
TOTAL LAND VALUE - MARKET	80,000	
TOTAL MARKET VALUE	279,643	
SOH/AGL Deduction	128,253	
ASSESSED VALUE	151,390	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	101,390	
TOTAL JUST VALUE	279,643	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	272,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005471	ADDITION	2,000	06/28/2021
80363827	NEW CONSTR	45,540	05/01/2003
7463	NEW CONSTR	64,734	08/19/1991

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1644/1685	10/19/2009	WD Q
GRANTOR: JOHNS DAVID H & LISA		
GRANTEE: WHITE JOSEPH L & JO		
1364/1048	11/03/2005	WD Q
GRANTOR: BREWER BETTY J		
GRANTEE: JOHNS DAVID H & LIS		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1994] W2 FEP=[YR=2003] N12 W12 FSP=[YR=2003] W35 S12 E35 N12 \$ S12 E12 \$ W49 S28 E13 FOP=[YR=1994] E9 U2 L2 W5 D2 L2 \$ U2 R2 E5 D2 R2 E7 BAS=[YR=2004] S22 E20 N22 W20 \$ E22 N28 \$.		