BLOCK 2 PT OF LOT 3 & W39.89'
OF LOT 2 & FRACT OF BLK 5
LOT 7 YULEE WOODS #3 PB5/239 &

ADAMS JOHN R & SHARI L/
85586 ASHLEY AVENUE
YULEE, FL 32097

2024

42-2N-27-4614-0002-0030

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

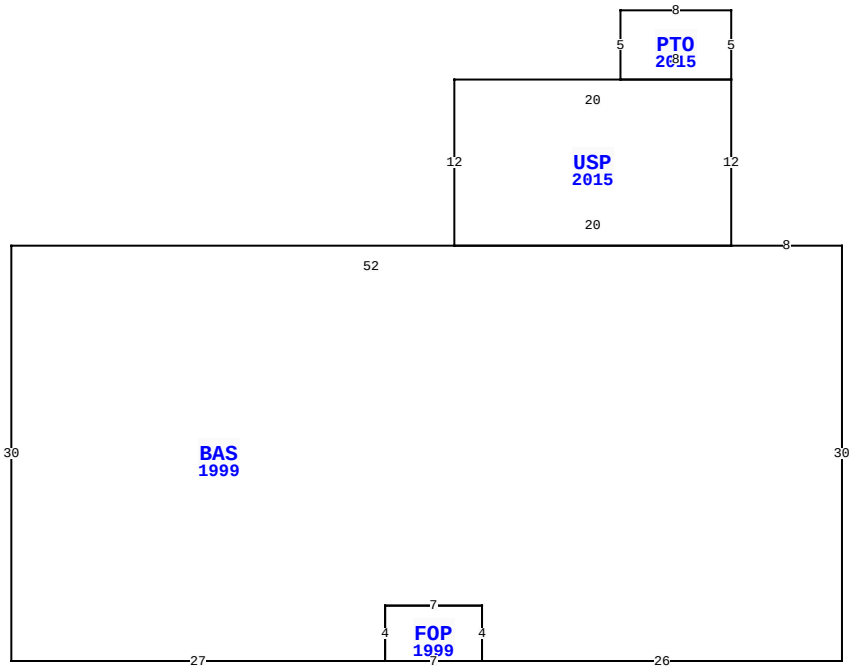
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	155,900
FOP	28	30	8	704
PTO	40	5	2	176
USP	240	30	72	6,334
TOTALS	2,080		1,854	163,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	107.9960	102.60	190,220	1999	2004	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2001 Heated Area: 1772 HX Base Yr 2001



85586 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		163,114
TOTAL MARKET OB/XF VALUE		7,290
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		250,404
SOH/AGL Deduction		119,535
ASSESSED VALUE		130,869
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,869
TOTAL JUST VALUE		250,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007737	REPAIR/RRF	10,200	09/16/2020
B23690	ADDITION	12,781	06/01/2010
B995804	NEW CONSTR	69,604	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/1459	9/17/1999	WD	Q	I		103,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: ADAMS JOHN & SHARI						
0860/1150	12/29/1998	WD	Q	V		22,000
GRANTOR: DOAN EDWARD W & SARA						
GRANTEE: ARNETT PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W8 USP=[YR=2015] N12 PTO=[YR=2015] N5 W8 S5 E8$ W20 S12 E20$ W52 S30 E27 FOP=[YR=1999] E7 N4 W7 S4$ N4 E7 S4 E26 N30$.

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	0812	CONCRETE C	0	100	0	0	1,471.00	SF	4.00	4.00	100	2000	2000	3	79	4,648	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2000	2000	3	20	682	
3	0351	CARPORT MT	0	100	30	22	660.00	SF	6.60	6.60	100	2010	2010	3	45	1,960	

LAND DESCRIPTION

TOTAL OB/XF 7,290

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/04/2021 BY NWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS