

BLOCK 4 LOT 14
IN OR 1409/1586
YULEE WOODS #3 PB 5/239

FERRELL MICHAEL T & CATHERINE E
85099 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4613-0004-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0700	MISC RESIDENTIAL

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	2006	192	3,012
BAS	392	100	2006	392	6,149
BAS	672	100	2006	672	10,542
DCK	275	10	2006	28	439
GOF	512	125	2006	640	10,040
UCP	745	20	2006	149	2,337
UOP	77	20	2006	15	236
UOP	105	20	2006	21	329

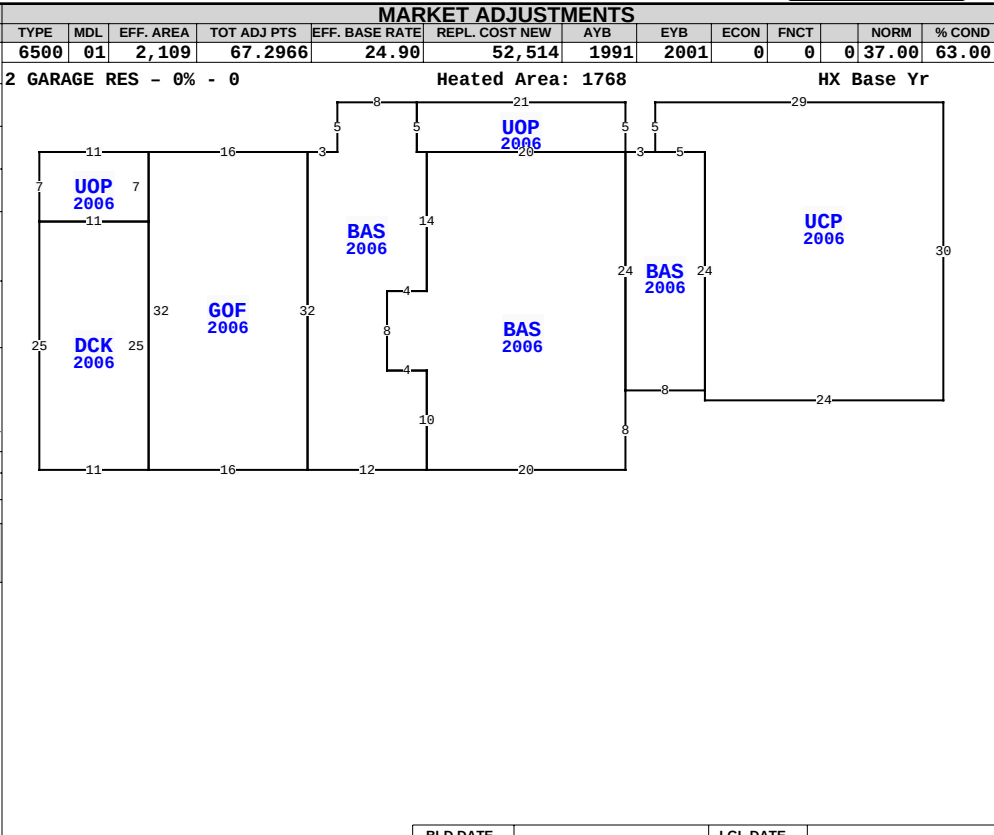
TOTALS	2,970			2,109	33,084
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EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0350	CARPORT WD	0	0	34	14	476.00	SF	13.00	13.00	100	2002	2002	3	20	1,238	
2	0350	CARPORT WD	0	0	24	16	384.00	SF	13.00	13.00	100	2002	2002	3	20	998	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
5	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	100	1995	1995	3	68	1,132	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1977		100	6,000	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1977		100	6,000	
8	0351	CARPORT MT	0	0	50	30	1,500.00	SF	10.00	10.00	100	2025	2022		93	13,950	

LAND DESCRIPTION					
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							



85237 MEGAN ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF	31,978
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	33,084		
TOTAL MARKET OB/XF VALUE	31,978		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	150,062		
SOH/AGL Deduction	5,201		
ASSESSED VALUE	144,861		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	144,861		
TOTAL JUST VALUE	150,062		
NCON VALUE	13,950		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	119,708		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001237	DEMO SINGLE WIDE	8,000	02/05/2025
7127	GARAGE	17,980	04/01/1991
8069	MH MOVE-ON	1,700	03/01/1990
6290	XFOB	16,908	02/15/1990

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD SALE PRICE
1409/1586	5/04/2006	WD Q	I 130,000
GRANTOR: SIGMAN JOYCE A			
GRANTEE: FERRELL MICHAEL T &			
1382/1775	1/19/2006	QC Q	I 01 100
GRANTOR: SIGMAN JAMIE ALICE			
GRANTEE: SIGMAN JOYCE A			

BUILDING NOTES			
BUILDING DIMENSIONS			
UCP=[YR=2006;ORIG=-15,2] W29 S5 E5 S24 S1 E24 N30 \$			
BAS=[YR=2006;ORIG=-67,7] S14 W4 S8 E4 S10 E20 N8 N24 W20 \$			
GOF=[YR=2006;ORIG=-79,7] W16 S32 E16 N32 \$			
BAS=[YR=2006;ORIG=-68,2] W8 S5 W3 S32 E12 N10 W4 N8 E4 N14 W1 N5 \$			
DCK=[YR=2006;ORIG=-106,14] S25 E11 N25 W11 \$			
BAS=[YR=2006;ORIG=-44,7] W3 S24 E8 N24 W5 \$			
UOP=[YR=2006;ORIG=-47,7] N5 W21 S5 E1 E20 \$			
UOP=[YR=2006;ORIG=-95,7] W11 S7 E11 N7 \$			