

BLOCK 8 LOT 17
IN OR 768 PG 885
R498251 & R498252

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

2025

42-2N-27-4613-0008-0170

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,128	100	1993
TOTALS	2,128		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 1997							
Heated Area: 2128					HX Base Yr 1997						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 28 28 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 1993</p> </div> </div>											
85099 ASHLEY AVE, YULEE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			59,856
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			145,056
SOH/AGL Deduction			90,551
ASSESSED VALUE			54,505
TOTAL EXEMPTION VALUE	HX HB		29,505
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			145,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8979	MH MOVE-ON	32,000	07/30/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/0885	8/15/1996	WD Q	Q	I		46,500
GRANTOR: CONLEY JAMES E						
GRANTEE: FERRELL MICHAEL & C						
0663/1608	7/27/1992	WD Q	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: CONLEY JAMES E						

EXTRA FEATURES																
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	1242	WD DECK A	0	100	10	10			10.00	100	1996	1996	3	20	200	

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

BUILDING NOTES	
BAS=[YR=1993] W76 S28 E76 N28\$.	

BUILDING DIMENSIONS	
BAS=[YR=1993] W76 S28 E76 N28\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							