BLOCK 8 LOT 19
YULEE WOODS #3 PB 5/239

SEXTON SHELBIE LYNN/CHALABI NOOR
85165 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4613-0008-0190

BUILDING CHARACTERISTICS

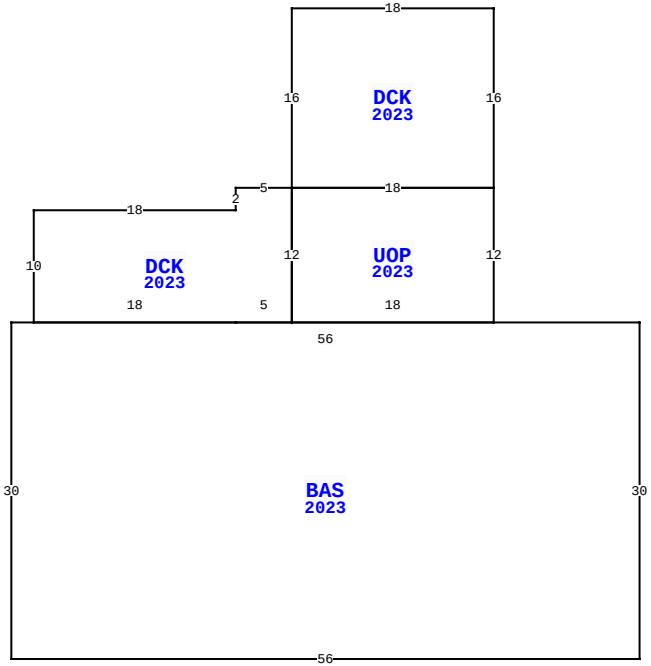
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2023	1,680	203,522
DCK	240	15	2023	36	4,361
DCK	288	15	2023	43	5,209
UOP	216	25	2023	54	6,542
TOTALS	2,424			1,813	219,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,813	150.0200	127.52	231,194	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2024 Heated Area: 1680 HX Base Yr 2024



85165 ASHLEY AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,634
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		304,634
SOH/AGL Deduction		18,697
ASSESSED VALUE		285,937
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,215
TOTAL JUST VALUE		304,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1030	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/1417	10/11/2024	QC	U	I	11	100
GRANTOR: SEXTON SHELBIE LYNN						
GRANTEE: SEXTON SHELBIE LYNN						
2361/1235	5/12/2020	SW	U	I	12	58,000
GRANTOR: RESIDENTIAL CREDIT OP						
GRANTEE: SEXTON SHELBIE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,30] E56 S30 W56 N30 $
DCK=[YR=2023;ORIG=12,30] E18 E5 N12 W5 S2 W18 S10 $
UOP=[YR=2023;ORIG=35,18] E18 S12 W18 N12 $
DCK=[YR=2023;ORIG=35,18] E18 N16 W18 S16 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/06/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS