BLOCK 8 LOT 20
IN OR 1434/1212 & OR 1834/462
CASE#12-DR-273 OR 1800/981

SMITH TRESA MARLENE
11344 EMUNESS RD
JACKSONVILLE, FL 32218

2025

42-2N-27-4613-0008-0200

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

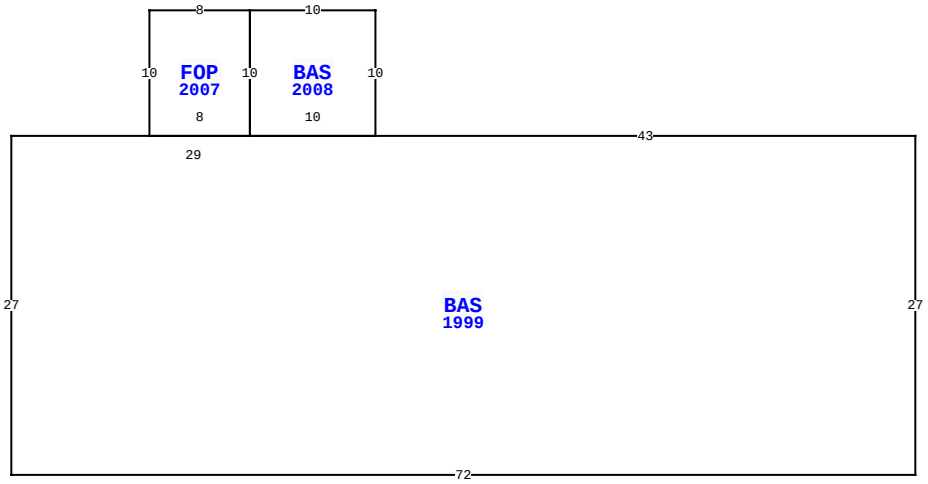
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1999	1,944	86,057
BAS	100	100	2008	100	4,427
FOP	80	30	2007	24	1,063
TOTALS	2,124			2,068	91,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,068	124.0000	105.40	217,967	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 2044 HX Base Yr



85189 ASHLEY AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	91,546
TOTAL MARKET OB/XF VALUE	5,157
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	181,703
SOH/AGL Deduction	18,261
ASSESSED VALUE	163,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,442
TOTAL JUST VALUE	181,703
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992914	MH MOVE-ON	0	11/01/1999
8092	MH MOVE-ON	11,000	03/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1834/0462	12/02/2011	QC	U	I	11	100
GRANTOR: CRIDER CURTIS R						
GRANTEE: SMITH TRESA M						
1434/1212	8/03/2006	WD	Q	I		145,000
GRANTOR: AMOS JAMES H & HOWARD						
GRANTEE: CRIDER CURTIS & TRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W43 BAS=[YR=2008] N10 W10 FOP=[YR=2007] W8 S10 E8 N10$ S10 E10 $ W29 S27 E72 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
3	0681	POLE SHED	0	0	7	7	49.00	SF	15.00	15.00	100	2006	2006	3	40	294	
4	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	100	2006	2006	3	40	576	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2007	2007	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 5,157

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS