BLOCK 8 LOT 21
IN OR 1578/699
R673430 & R673431

BATTEN MATTHEW E
85217 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4613-0008-0210

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

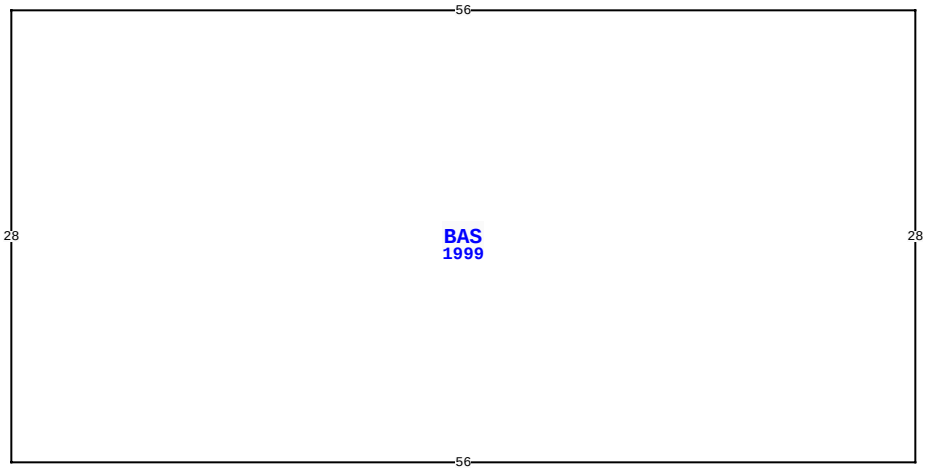
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1999	1,568	65,606
TOTALS	1,568			1,568	65,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,568	117.2000	99.62	156,204	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1568 HX Base Yr



85217 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		65,606
TOTAL MARKET OB/XF VALUE		9,831
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		160,437
SOH/AGL Deduction		84,719
ASSESSED VALUE		75,718
TOTAL EXEMPTION VALUE	HX HB	50,718
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		160,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006863	GARAGE	18,000	02/01/2000
MH992846	MH MOVE-ON	0	09/01/1999
6155	XFOB	4,080	12/07/1989
7991	MH MOVE-ON	11,000	12/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1578/0699	7/24/2008	QC	Q	I	01	100
GRANTOR: BATTEN REBECCA L						
GRANTEE: BATTEN MATTHEW E						
0902/0813	10/07/1999	WD	Q	I	01	100
GRANTOR: BATTEN MATTHEW E						
GRANTEE: BATTEN MATTHEW & RE						

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	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2001	2001	3	20	192	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2000	2000	3	27	6,804	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S28 E56 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,831

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 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