

BLOCK 8 LOT 22
IN OR 1413/782
YULEE WOODS #3 PB 5/239

JONES LARRY K
235 TROUT RIVER DRIVE
JACKSONVILLE, FL 32208

2025

42-2N-27-4613-0008-0220



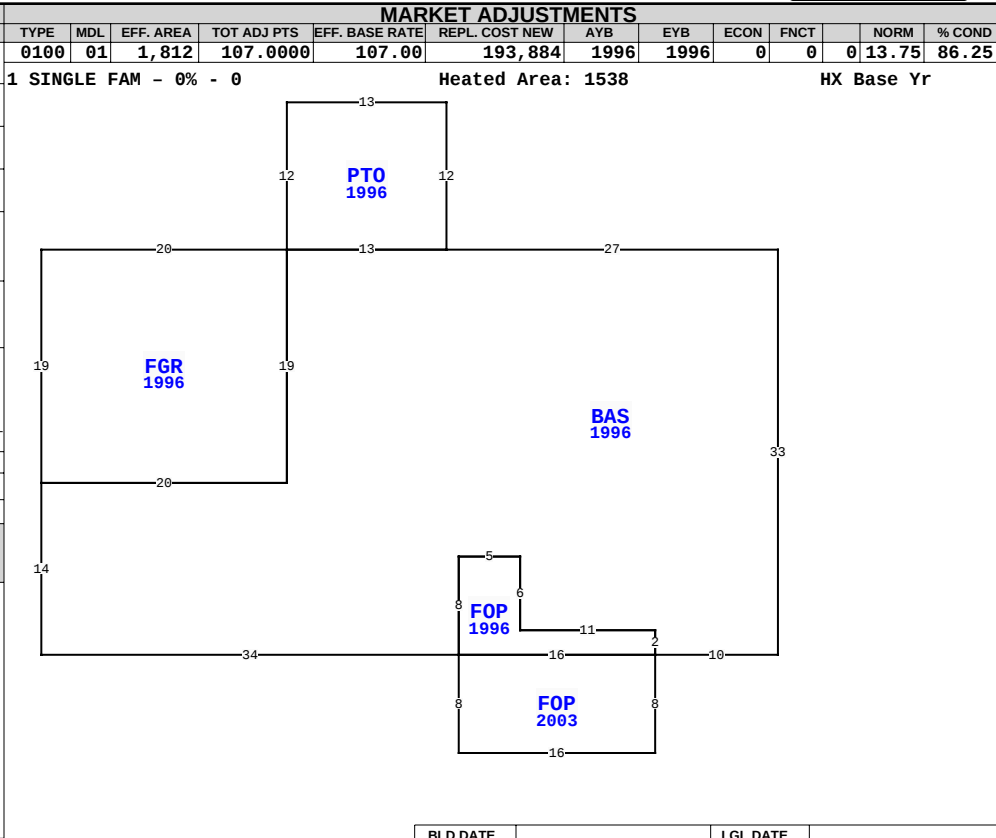
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,538	100	1996	1,538	141,938
FGR	380	55	1996	209	19,288
FOP	62	30	1996	19	1,753
FOP	128	30	2003	38	3,507
PTO	156	5	1996	8	738
TOTALS	2,264			1,812	167,225

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	8	10	80.00	SF	15.00	15.00	
2	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	
3	1242	WD DECK A	0	0	15	10	150.00	SF	10.00	10.00	
4	0510	GARAGE WD-	0	0	36	30	1,080.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT	



85249 ASHLEY AVE, YULEE											
TOTAL OB/XF 10,400											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 167,225											
TOTAL MARKET OB/XF VALUE 10,400											
TOTAL LAND VALUE - MARKET 85,000											
TOTAL MARKET VALUE 262,625											
SOH/AGL Deduction 25,853											
ASSESSED VALUE 236,772											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 236,772											
TOTAL JUST VALUE 262,625											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 250,609											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8711	MH MOVE-ON	5,000	10/21/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1413/0782	5/19/2006	WD	U	I	23	128,000	
GRANTOR: KATO LARRY D & ROMA L							
GRANTEE: JONES LARRY K							
0634/0275	8/21/1991	WD	Q	V		15,000	
GRANTOR: SHEFFIELD WM F ETAL							
GRANTEE: KATO LARRY & ROMA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W27 PTO=[YR=1996] N12 W13 S12 FGR=[YR=1996] W20 S19 E20 N19\$ E13\$ W13 S19 W20 S14 E34 FOP=[YR=2003] S8 E16 N8 FOP=[YR=1996] N2 W11 N6 W5 S8 E16\$ W16\$ N8 E5 S6 E11 S2 E10 N33\$.											