BLOCK 8 LOT 24
IN OR 767 PG 402
R498237 & R498238

BLAND LARRY A & JUDITH A
85301 ASHLEY AVENUE
YULEE, FL 32097

2025

42-2N-27-4613-0008-0240

BUILDING CHARACTERISTICS

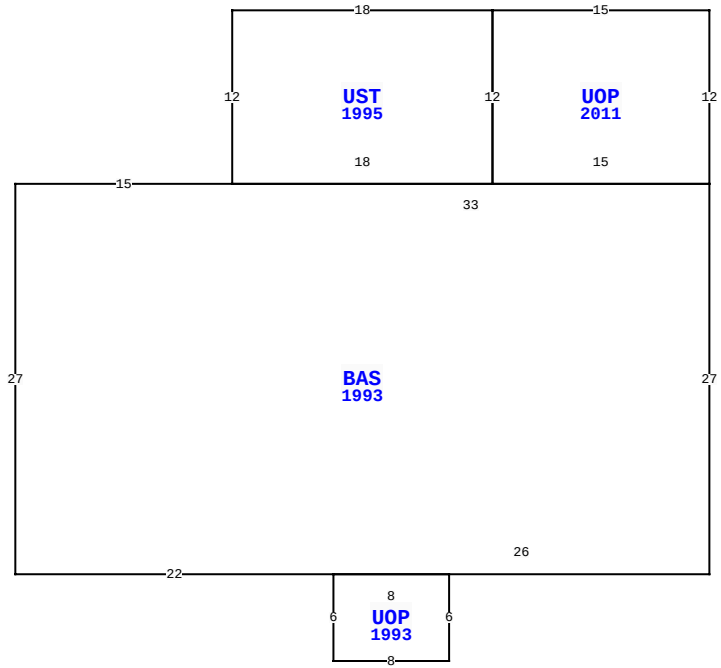
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,296	100	1993	1,296	38,444
UOP	48	25	1993	12	356
UOP	180	25	2011	45	1,335
UST	216	55	1995	119	3,530
TOTALS	1,740			1,472	43,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,472	123.6000	98.88	145,551	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1296 HX Base Yr 1997



85301 ASHLEY AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,665
TOTAL MARKET OB/XF VALUE		9,092
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		137,757
SOH/AGL Deduction		82,241
ASSESSED VALUE		55,516
TOTAL EXEMPTION VALUE	HX HB	30,516
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9059	MH MOVE-ON	33,000	09/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0767/0402	8/01/1996	WD	Q	I	01	100
GRANTOR: BLAND HAROLD A & DANA						
GRANTEE: BLAND LARRY & JUDIT						
0740/1359	10/03/1995	WD	Q	I		44,700
GRANTOR: DUNEVENT TRACY & SAND						
GRANTEE: BLAND HAROLD & DANA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] W15 UST=[YR=1995] W18 S12 BAS=[YR=1993] W15 S27 E22 UOP=[YR=1993] S6 E8 N6 W8$ E26 N27 W33$ E18 N12 $ S12 E15 N12$.

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	0820	WOOD WALK	0	100	24	3	72.00	SF	11.75	11.75	100	1995	1995	3	40	338	
2	0510	GARAGE WD-	0	100	25	26	650.00	SF	35.00	35.00	100	1999	1999	3	26	5,915	
3	0510	GARAGE WD-	0	100	12	26	312.00	SF	35.00	35.00	100	1999	1999	3	26	2,839	

LAND DESCRIPTION

TOTAL OB/XF 9,092

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