BLOCK 8 LOT 25
IN OR 1061/1154
YULEE WOODS #3 PB 5/239

SMITH ROBERT E EST
85039 JOHNSON LANE
YULEE, FL 32097

2025

42-2N-27-4613-0008-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

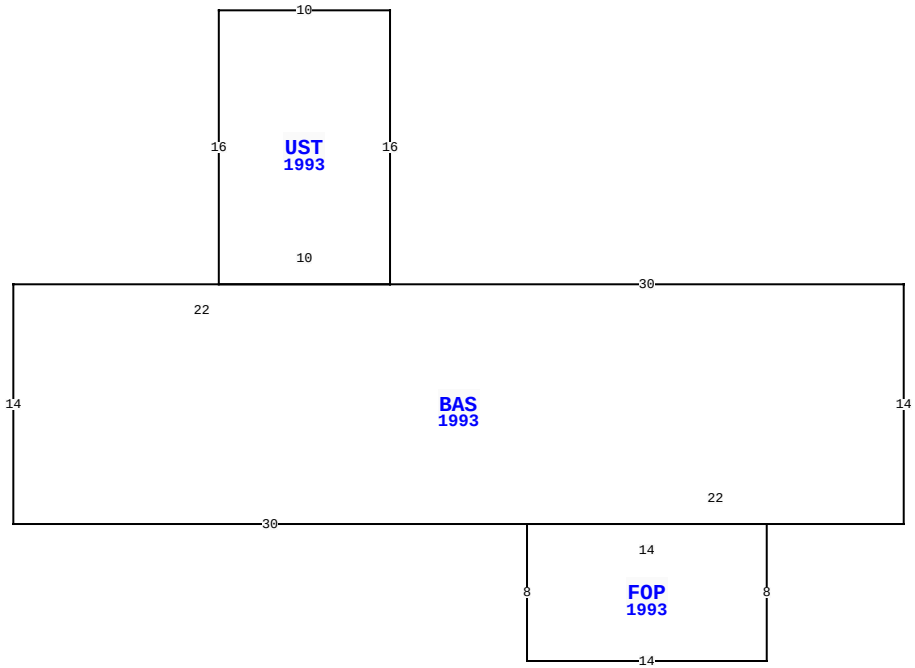
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	1993	728	15,760
FOP	112	30	1993	34	736
UST	160	55	1993	88	1,905
TOTALS	1,000			850	18,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	850	90.2000	72.16	61,336	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



85333 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	18,401
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	103,401
SOH/AGL Deduction	31,265
ASSESSED VALUE	72,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,136
TOTAL JUST VALUE	103,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7933	REPAIR/RRF	3,950	03/16/1992
8592	MH MOVE-ON	10,900	06/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1061/1154	6/11/2002	WD	Q	I		55,000
GRANTOR: KING TOMMY S						
GRANTEE: SMITH ROBERT E						
1061/1152	6/11/2002	QC	U	I	07	100
GRANTOR: SPOONER ZELMA M						
GRANTEE: KING TOMMY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UST=[YR=1993] N16 W10 S16 E10$ W22 S14 E30
FOP=[YR=1993] S8 E14 N8 W14$E22 N14$.

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	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