BLOCK 8 LOT 26
IN OR 662 PG 323
R498086 & R498087

FROST HENRY A & ARLENE R
85359 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4613-0008-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

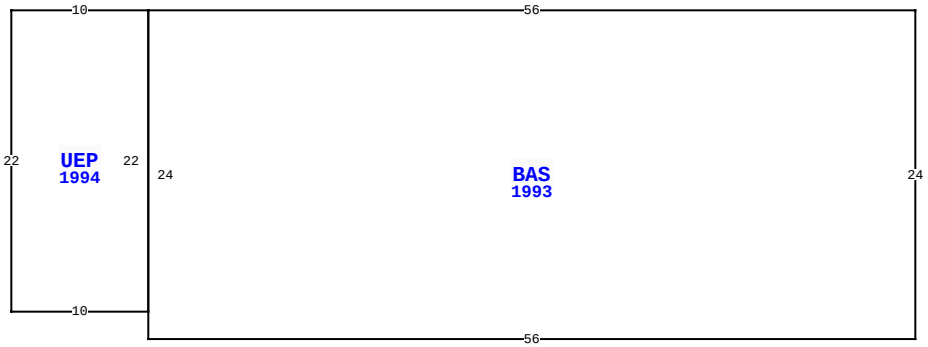
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,344	100	1993	1,344	39,740
UEP	220	70	1994	154	4,553
TOTALS	1,564			1,498	44,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,498	123.2000	98.56	147,643	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr



85359 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		44,293
TOTAL MARKET OB/XF VALUE		3,197
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		132,490
SOH/AGL Deduction		89,084
ASSESSED VALUE		43,406
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,406
TOTAL JUST VALUE		132,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8952	MH MOVE-ON	20,000	06/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0662/0323	6/29/1992	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM ETAL

GRANTEE: FROST HENRY & ARLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 UEP=[YR=1994] W10 S22 E10 N22$ S24 E56 N24$.

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	0681	POLE SHED	0	100	24	30	720.00	SF	15.00	15.00	100	1993	1993	3	20	2,160	
2	0756	FEP	0	100	12	16	192.00	SF	27.00	27.00	100	1999	1999	3	20	1,037	

LAND DESCRIPTION

TOTAL OB/XF 3,197

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