BLOCK 9 LOT 3
1998 UNKNOWN DW/MH
YULEE WOODS #3 PB 5/239

TARRER CH DAVIS IV & AMBER
520 SHERIDAN WAY
VENTURA, CA 93001

2025

42-2N-27-4613-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

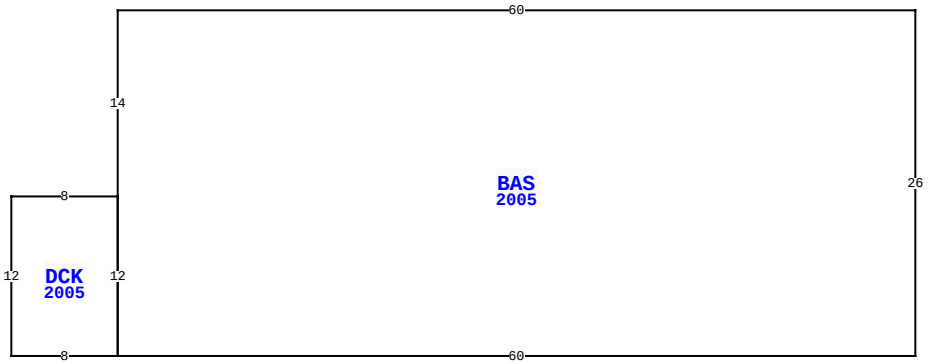
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2005	1,560	107,471
DCK	96	15	2005	14	964
TOTALS	1,656			1,574	108,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,574	135.0800	114.82	180,727	1998	2008	0	0	0	40.00	60.00

2 M/H 94+ – 0% - 2023 Heated Area: 1560 HX Base Yr



85356 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	108,436
TOTAL MARKET OB/XF VALUE	2,210
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	195,646
SOH/AGL Deduction	0
ASSESSED VALUE	195,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,646
TOTAL JUST VALUE	195,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971854	MH MOVE-ON	0	08/01/1997
8035	MH MOVE-ON	7,000	01/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/0923	4/13/2022	WD	Q	I	01	250,000
GRANTOR: WOODS JAMES A SR & SA						
GRANTEE: TARRER CH DAVIS IV						
1365/1477	11/08/2005	WD	U	I	11	104,000
GRANTOR: JENNINGS DALE E SR &						
GRANTEE: WOODS JAMES ALLEN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S14 DCK=[YR=2005] W8 S12 E8 N12$ S12 E60 N26$.

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	0351	CARPORT MT	0	0	16	8	128.00	SF	5.90	5.90	100	1997	1997	3	20	151	
2	0681	POLE SHED	0	0	22	26	572.00	SF	15.00	15.00	100	1997	1997	3	24	2,059	

LAND DESCRIPTION

TOTAL OB/XF 2,210

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