BLOCK 9 LOT 5
IN OR 1128/1749
YULEE WOODS #3 PB 5/239

TARPLEY TEIA M
85304 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4613-0009-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

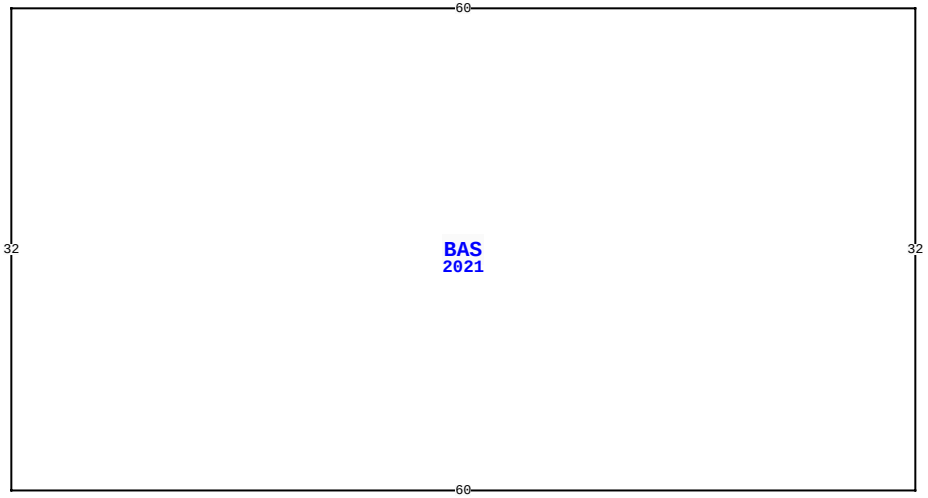
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2021	1,920	240,361
TOTALS	1,920			1,920	240,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	151.8400	129.06	247,795	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 1998 Heated Area: 1920 HX Base Yr 1998



85304 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		240,361
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		325,361
SOH/AGL Deduction		112,881
ASSESSED VALUE		212,480
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,758
TOTAL JUST VALUE		325,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010709	CO ISSUED	0	08/16/2021
21006259	MH MOVE-ON	0	07/19/2021
971877	MH MOVE-ON	0	08/01/1997
8959	MH MOVE-ON	5,500	07/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1128/1749	4/09/2003	QC	Q	I	01	100
GRANTOR: TARPLEY BRIAN A						
GRANTEE: TARPLEY TEIA M						
0803/0087	8/13/1997	WD	Q	I		26,400
GRANTOR: DODDS CHARLES W SR						
GRANTEE: TARPLEY BRIAN A & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S32 E60 N32$.

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	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 10/12/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS