BLOCK 9 LOT 6
YULEE WOODS #3 PB 5/239

MCMASTER JAMES
85276 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4613-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

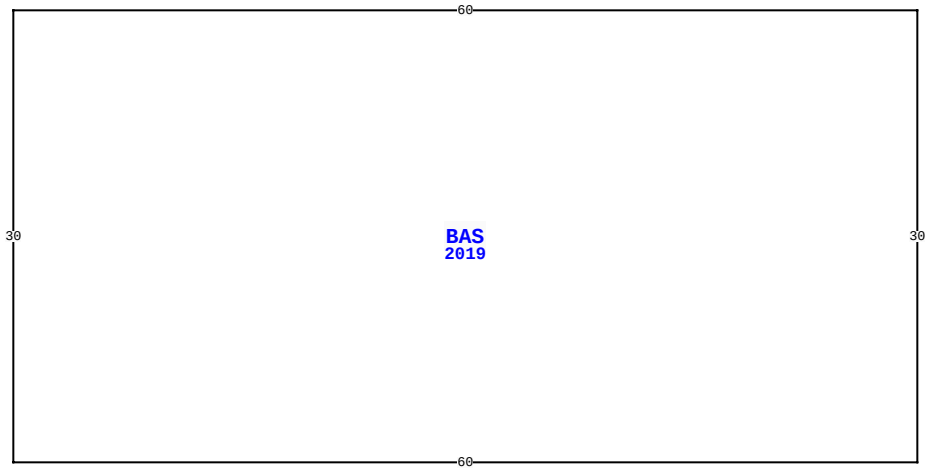
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2019	1,800	195,345
TOTALS	1,800			1,800	195,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,800	123.0500	110.74	199,332	2019	2019	0	0	0	2.00	98.00

1 SFR MODULR – 100% - 2020 Heated Area: 1800 HX Base Yr 2020



85276 ASHLEY AVE, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,345
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		283,775
SOH/AGL Deduction		73,803
ASSESSED VALUE		209,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,250
TOTAL JUST VALUE		283,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008754	CO ISSUED	0	08/15/2019
19005704	MODULAR	0	07/05/2019
9047	MH MOVE-ON	30,000	09/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1584	4/22/2019	WD	Q	I	01	60,000
GRANTOR: SCHNEIDER LISA A N/K/						
GRANTEE: MCMASTER JAMES						
0911/0214	12/13/1999	WD	U	I	07	100
GRANTOR: STOUT TERESA S						
GRANTEE: SCHNEIDER LISA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S30 E60 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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 12/12/2019 BY NWTW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS