BLOCK 9 LOT 7
IN OR 1970/470
R568029 & R568030

DAVIS MITCHELL W
85248 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4613-0009-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

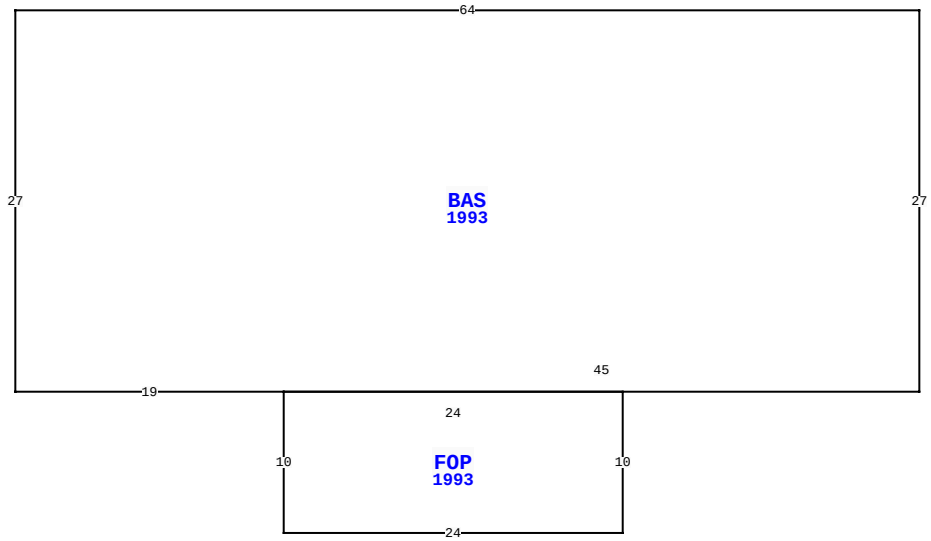
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,728	100	1993	1,728	51,094
FOP	240	30	1993	72	2,129
TOTALS	1,968			1,800	53,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,800	123.2000	98.56	177,408	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1728 HX Base Yr 2018



85248 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		53,222
TOTAL MARKET OB/XF VALUE		13,407
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		151,629
SOH/AGL Deduction		72,211
ASSESSED VALUE		79,418
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,696
TOTAL JUST VALUE		151,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8793	MH MOVE-ON	30,000	02/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1970/0470	3/05/2015	SW	U	I	12	34,000
GRANTOR: US BANK TRUST N A TRU						
GRANTEE: DAVIS MITCHELL W						
1970/0462	2/24/2015	SW	U	I	12	100
GRANTOR: HOUSEHOLD FINANCE COR						
GRANTEE: LSF8 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E19 FOP=[YR=1993] S10 E24 N10 W24 $ E45 N27 $.

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	1242	WD DECK A	0	100	16	24	384.00	SF	10.00	10.00	100	1992	1992	3	20	768	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	0810	CONCRETE A	0	100	18	2	36.00	SF	6.50	6.50	100	1993	1993	3	64	150	
4	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1997	1997	3	20	64	
5	0510	GARAGE WD-	0	100	30	25	750.00	SF	35.00	35.00	30	2013	2013	3	38	9,975	

LAND DESCRIPTION

TOTAL OB/XF 13,407

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