BLOCK 9 LOT 9 1988 OMNI DW/MH
IN OR 723 PG 211
YULEE WOODS #3 PB 5/239

YOUMANS JUDITH M BLOUNT EST
85184 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4613-0009-0090

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

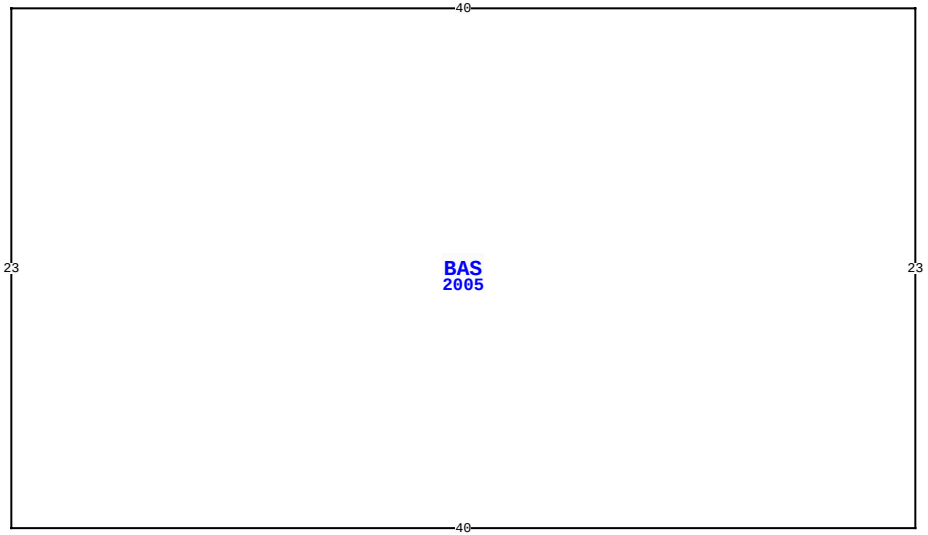
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	2005	920	27,203
TOTALS	920			920	27,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	920	123.2000	98.56	90,675	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 920 HX Base Yr



85184 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	27,202
TOTAL MARKET OB/XF VALUE	512
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	112,714
SOH/AGL Deduction	34,271
ASSESSED VALUE	78,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,443
TOTAL JUST VALUE	112,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0508978	OTHER	0	02/01/2005
MH4528	MH MOVE-ON	0	01/01/2005
961478	MH MOVE-ON	0	09/01/1996
95-13489	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0723/0211	2/01/1995	WD	Q	V		15,100
GRANTOR: TREVINO MARIO JR						
GRANTEE: YOUMANS JUDITH M BL						
0664/0765	8/04/1992	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: TREVINO MARIO JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W40 S23 E40 N23 $.

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	0	12	8	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
2	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 512

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