BLOCK 1 LOT 7
IN OR 2006/94
R673478 & R673479

POPE LILLIAN D
85647 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4614-0001-0070

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 70
Interior Floo	11	CLAY TILE 30
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	04	Quality Level 04

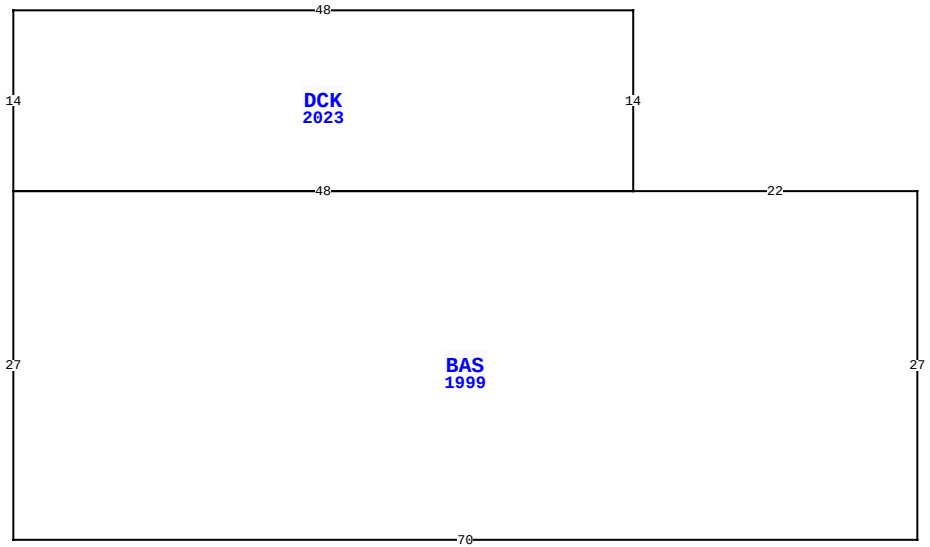
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1999	1,890	96,723
DCK	672	15	2023	101	5,169
TOTALS	2,562			1,991	101,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,991	136.8400	116.31	231,573	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2016 Heated Area: 1890 HX Base Yr 2016



85647 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		101,892
TOTAL MARKET OB/XF VALUE		11,792
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		198,684
SOH/AGL Deduction		97,912
ASSESSED VALUE		100,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,050
TOTAL JUST VALUE		198,684
NCON VALUE		5,169
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0317	CHNGE SRVC	1,075	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/0094	9/24/2015	WD	Q	I	01	84,500
GRANTOR: COOK KAREN MICHAELLE						
GRANTEE: POPE LILLIAN D						
0658/0999	5/18/1992	QC	Q	V	01	100
GRANTOR: MILLER RODNEY JR & K						
GRANTEE: MILLER KAREN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W22 W48 S27 E70 N27 $
DCK=[YR=2023;ORIG=-70,0] E48 N14 W48 S14 $
.

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	1995	1995	3	76	2,660	
2	1242	WD DECK A	0	100	16	14	224.00	SF	10.00	10.00	100	2015	2015	3	65	1,456	
3	0803	ASPHALT C	0	100	0	0	4,463.00	SF	2.00	2.00	100	2021	2021	3	86	7,676	

LAND DESCRIPTION

TOTAL OB/XF 11,792

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 01/14/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS