BLOCK 1 LOT 9 R622105
IN OR 1695/848
YULEE WOODS #4 PB 5/301 & 302

RICHARDSON JOHNNIE G EST
85575 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4614-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 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

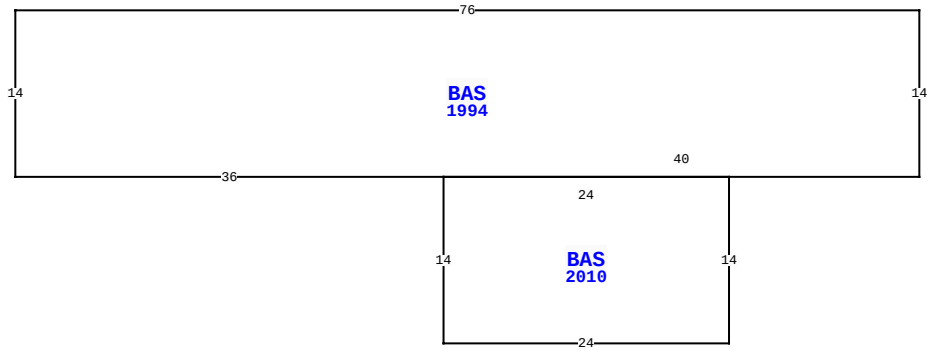
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1994	1,064	25,993
BAS	336	100	2010	336	8,208
TOTALS	1,400			1,400	34,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	95.8000	81.43	114,002	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2025 Heated Area: 1400 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,201
TOTAL MARKET OB/XF VALUE	6,439
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	125,640
SOH/AGL Deduction	0
ASSESSED VALUE	125,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,640
TOTAL JUST VALUE	125,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1695/0848	8/27/2010	QC	U	I	11	100
GRANTOR: RICHARDSON JOHNNIE G						
GRANTEE: RICHARDSON JOHNNIE						
0881/0644	5/04/1999	QC	Q	I	06	100
GRANTOR: RICHARDSON MAGGIE R						
GRANTEE: RICHARDSON JOHNNIE						

85575 ASHLEY AVE, YULEE

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

BUILDING NOTES

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	0802	ASPHALT B	0	0	0	0	1,944.00	SF	2.40	2.40	100	1996	1996	3	50	2,333	
2	0510	GARAGE WD-	0	0	34	20	680.00	SF	26.25	26.25	100	1996	1996	3	23	4,106	

BUILDING DIMENSIONS

BAS=[YR=1994] W76 S14 E36 BAS=[YR=2010] S14 E24 N14 W24$ E40 N14$.

LAND DESCRIPTION

TOTAL OB/XF 6,439

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	0006	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