BLOCK 1 LOT 10
YULEE WOODS #4 PB 5/301 & 302

SHOR TROY
85541 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4614-0001-0100

BUILDING CHARACTERISTICS

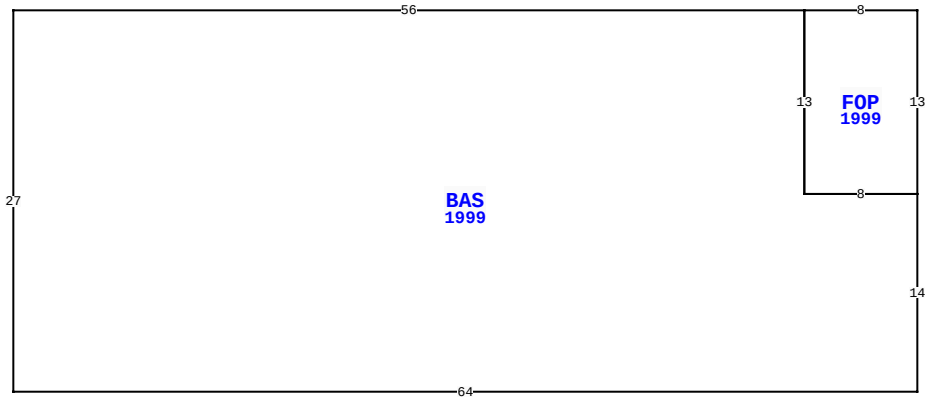
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,624	100	1999	1,624	96,431
FOP	104	30	1999	31	1,841
TOTALS	1,728			1,655	98,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,655	129.3600	109.96	181,984	1999	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2024 Heated Area: 1624 HX Base Yr 2024



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

85541 ASHLEY AVE, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		98,271
TOTAL MARKET OB/XF VALUE		5,355
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		188,626
SOH/AGL Deduction		8,050
ASSESSED VALUE		180,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,854
TOTAL JUST VALUE		188,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428522	CARPORT	8,029	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/501	5/01/2023	WD	U	I	12	227,000
GRANTOR: SHOR MELVYN DAVID & L						
GRANTEE: SHOR TROY						
1869/0656	7/22/2013	WD	U	I	12	50,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: SHOR MELVYN DAVID &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W8 BAS=[YR=1999] W56 S27 E64 N14 W8 N13$ S13 E8 N13$.

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	1999	1999	3	81	2,835	
2	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2024	2016		70	2,520	

LAND DESCRIPTION

TOTAL OB/XF 5,355

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 04/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS