BLOCK 1 LOT 13
R622166 & R622167
YULEE WOODS #4 PB 5/301 & 302

FUTRELL CARL J JR
85461 ASHLEY AVE
YULEE, FL 32097

2025

42-2N-27-4614-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

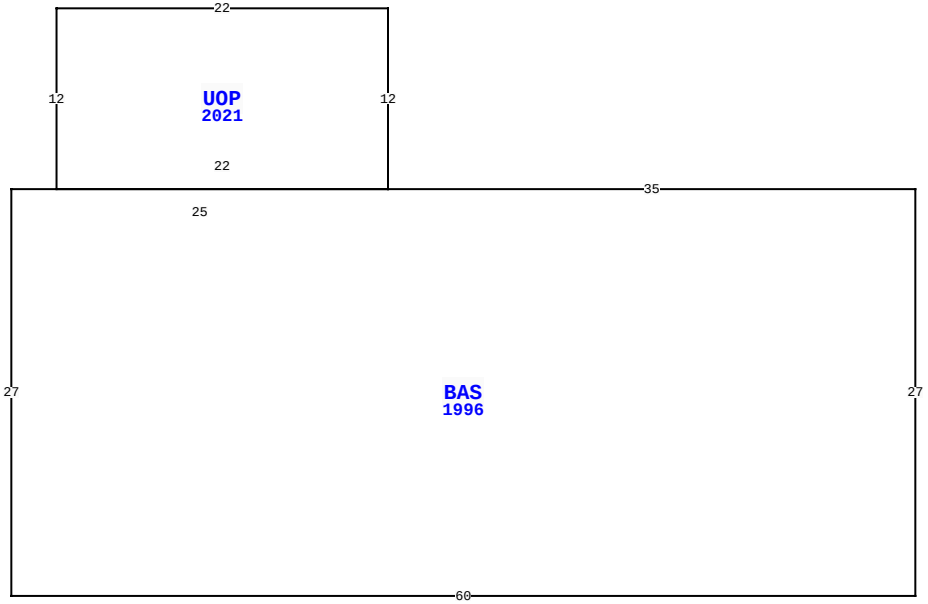
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,620	100	1996	1,620	108,265
UOP	264	25	2021	66	4,411
TOTALS	1,884			1,686	112,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,686	140.4000	119.34	201,207	1996	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



85461 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		112,676
TOTAL MARKET OB/XF VALUE		3,273
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		200,949
SOH/AGL Deduction		64,468
ASSESSED VALUE		136,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,759
TOTAL JUST VALUE		200,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961473	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2268/1236	3/29/2019	WD	Q	I	01	150,000
GRANTOR: GREGORY GERALD CALVIN						
GRANTEE: FUTRELL CARL J JR						
1307/0079	4/06/2005	WD	Q	I	01	86,000
GRANTOR: GREGORY JERRY L & JOY						
GRANTEE: GREGORY GERALD CALV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W35 UOP=[YR=2021] N12 W22 S12 E22$ W25 S27 E60 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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1994	1994	3	20	322	
2	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1996	1996	3	20	256	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 3,273

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 06/15/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS