BLOCK 2 LOT 1 (EX W19.35') &
N23.35'OF E177.95' OF LOT 7
OF BLOCK 5 IN OR 1628/1864

MCGOWAN DANIEL L JR
85650 ASHLEY AVENUE
YULEE, FL 32097

2025

42-2N-27-4614-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

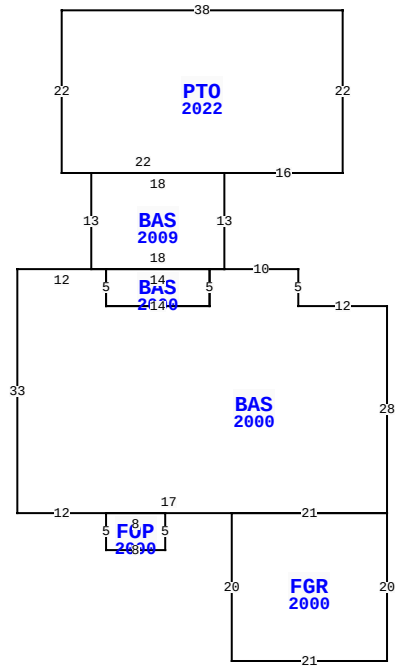
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	70	100	2000	70	7,239
BAS	1,520	100	2000	1,520	157,183
BAS	234	100	2009	234	24,198
FGR	420	55	2000	231	23,887
FOP	40	30	2000	12	1,241
PTO	836	5	2022	42	4,344
TOTALS	3,120			2,109	218,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	126.1113	126.11	265,966	2000	2000	0	0	0	18.00	82.00

2 SINGLE FAM – 100% - 2010 Heated Area: 1824 HX Base Yr 2010



85650 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		218,092
TOTAL MARKET OB/XF VALUE		52,626
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,718
SOH/AGL Deduction		138,609
ASSESSED VALUE		217,109
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,387
TOTAL JUST VALUE		355,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631798	SWIM POOL	28,000	02/01/2016
B996496	NEW CONSTR	71,061	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1628/1864	6/26/2009	WD	U	I	12	149,500
GRANTOR: MOORE DONNA ALLEN						
GRANTEE: MCGOWAN DANIEL L JR						
0924/1853	3/21/2000	WD	Q	I		115,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: MOORE DONNA ALLEN						

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	0812	CONCRETE C	0	100	0	0	1,292.00	SF	4.00	4.00	100	2001	2001	3	79	4,083	
2	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	100	2016	2016	3	78	38,189	
3	0855	CONC PAVER	0	100	0	0	692.00	SF	10.00	10.00	100	2016	2016	3	95	6,574	
4	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2016	2016	3	70	3,780	

BUILDING DIMENSIONS

BAS=[YR=2000] W12 N5 W10BAS=[YR=2009] N13 PTO=[YR=2022] E16 N22 W38 S22 E22$ W18 S13 E18 $ W2 BAS=[YR=2000] W14S5 E14 N5$ S5 W14 N5 W12 S33 E12 FOP=[YR=2000] S5 E8 N5 W8$ E17 FGR=[YR=2000] S20 E21 N20 W21$ E21 N28$.

LAND DESCRIPTION

TOTAL OB/XF 52,626

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	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