

BLOCK 2 LOT 2 (EX W39.89') &  
W19.55' OF LOT 1 &  
N23.35' OF W177.41' OF

WHITE JOSEPH L & JOHNNIE E  
85622 ASHLEY AVE  
YULEE, FL 32097

2025

42-2N-27-4614-0002-0020



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 08 | SHT VINYL 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          | 03      | Quality Level 03 |
| 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       | 1,414            | 100         | 1994 | 1,414        | 124,767              |
| BAS       | 440              | 100         | 2004 | 440          | 38,824               |
| FEP       | 144              | 80          | 2003 | 115          | 10,148               |
| FOP       | 14               | 30          | 1994 | 4            | 353                  |
| FSP       | 420              | 40          | 2003 | 168          | 14,824               |
| TOTALS    | 2,432            |             |      | 2,141        | 188,915              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 491.00   | SF | 6.50  | 6.50           |       |
| 2              | 0510       | GARAGE WD-  | 0   | 100 | 25 | 20 | 500.00   | SF | 19.60 | 19.60          |       |
| 3              | 0510       | GARAGE WD-  | 0   | 100 | 30 | 33 | 990.00   | SF | 19.60 | 19.60          |       |
| 4              | 0351       | CARPORT MT  | 0   | 100 | 30 | 12 | 360.00   | SF | 8.50  | 8.50           |       |
| 5              | 0810       | CONCRETE A  | 0   | 100 | 24 | 21 | 504.00   | SF | 6.50  | 6.50           |       |
| 6              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,224.00 | SF | 4.00  | 4.00           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |        |

1 SINGLE FAM - 100% - 2010

Heated Area: 1854

HX Base Yr 2010

35

12

12

35

FSP 2003

12

12

12

12

FEP 2003

49

28

28

13

BAS 1994

22

22

22

22

BAS 2004

22

22

22

22

FOP 1994

22

22

22

22

BAS 2004

BLD DATE

04/20/2015

KK

LGL DATE

05/09/2025

MLU

XF DATE

AG DATE

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 18,357      |  |  |  |  |  |  |  |  |  |  |  |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 2,141     | 102.9000    | 102.90         | 220,309        | 1994 | 1995 | 0    | 0    | 14.25 | 85.75  |

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| VALUATION SUMMARY         |           | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY              |           |          |
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 188,915  |
| TOTAL MARKET OB/XF VALUE  |           | 18,357   |
| TOTAL LAND VALUE - MARKET |           | 85,000   |
| TOTAL MARKET VALUE        |           | 292,272  |
| SOH/AGL Deduction         |           | 136,492  |
| ASSESSED VALUE            |           | 155,780  |
| TOTAL EXEMPTION VALUE     |           | 50,722   |
| BASE TAXABLE VALUE        |           | 105,058  |
| TOTAL JUST VALUE          |           | 292,272  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 279,643  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 21005471   | ADDITION    | 2,000  | 06/28/2021 |
| 80363827   | NEW CONSTR  | 45,540 | 05/01/2003 |
| 7463       | NEW CONSTR  | 64,734 | 08/19/1991 |

| SALES DATA                    |            |           |       |       |        |
|-------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 1644/1685                     | 10/19/2009 | WD        | Q     | I     | 01     |
| GRANTOR: JOHNS DAVID H & LISA |            |           |       |       |        |
| GRANTEE: WHITE JOSEPH L & JO  |            |           |       |       |        |
| 1364/1048                     | 11/03/2005 | WD        | Q     | I     |        |
| GRANTOR: BREWER BETTY J       |            |           |       |       |        |
| GRANTEE: JOHNS DAVID H & LIS  |            |           |       |       |        |

BUILDING NOTES

BUILDING DIMENSIONS  
BAS=[YR=1994] W2 FEP=[YR=2003] N12 W12 FSP=[YR=2003] W35  
S12 E35 N12 \$ S12 E12 \$ W49 S28 E13 FOP=[YR=1994] E9 U2 L2  
W5 D2 L2 \$ U2 R2 E5 D2 R2 E7 BAS=[YR=2004] S22 E20 N22  
W20 \$ E22 N28 \$ .