BLOCK 3 LOT 1
YULEE WOODS #4 PB 5/301 & 302

COWDREY KEITH M LIVING TRUST/COWDERY KEITH M TRUST
85542 ASHLEY AV
YULEE, FL 32097

2025

42-2N-27-4614-0003-0010

BUILDING CHARACTERISTICS

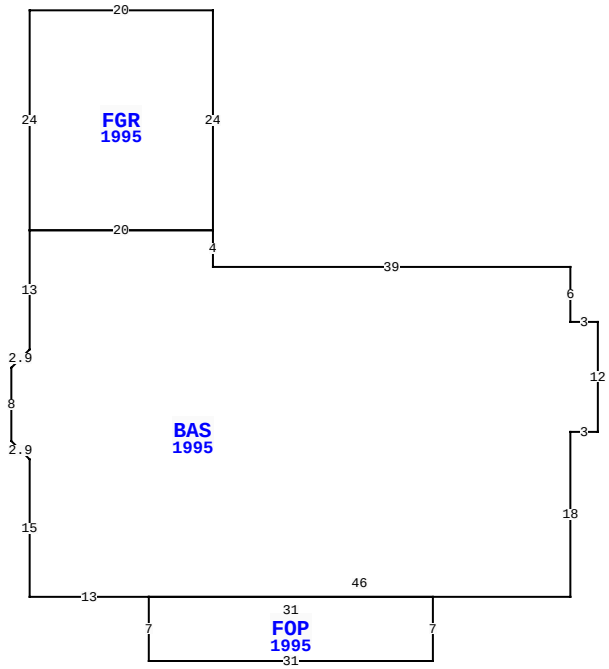
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,260	100	1995	2,260	199,817
FGR	480	55	1995	264	23,341
FOP	217	30	1995	65	5,747
TOTALS	2,957			2,589	228,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	112.9920	112.99	292,531	1995	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2017 Heated Area: 2260 HX Base Yr 2017



85542 ASHLEY AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,731
TOTAL MARKET OB/XF VALUE		6,140
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		334,871
SOH/AGL Deduction		114,468
ASSESSED VALUE		220,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,681
TOTAL JUST VALUE		334,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632275	GARAGE	32,134	05/01/2016
B940836	NEW CONSTR	0	12/01/1994
B941433	NEW CONSTR	2,500	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1499	6/09/2025	WD	Q	I	01	430,000
GRANTOR: SCHAAF NICHOLAS J						
GRANTEE: COWDREY KEITH M LIV						
2036/0953	3/25/2016	WD	Q	I	01	210,000
GRANTOR: GREGORY JEFFREY R						
GRANTEE: SCHAAF NICHOLAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W3 N6 W39 N4 FGR=[YR=1995] N24 W20 S24 E20 $ W20 S13 L2 D2 S8 R2 D2 S15 E13 FOP=[YR=1995] S7 E31 N7 W31 $ E46 N18 E3 N12 $.

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	0810	CONCRETE A	0	100	0	0	322.00	SF	6.50	6.50	100	1995	1995	3	68	1,423	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	2012	2012	3	92	2,057	

LAND DESCRIPTION

TOTAL OB/XF 6,140

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

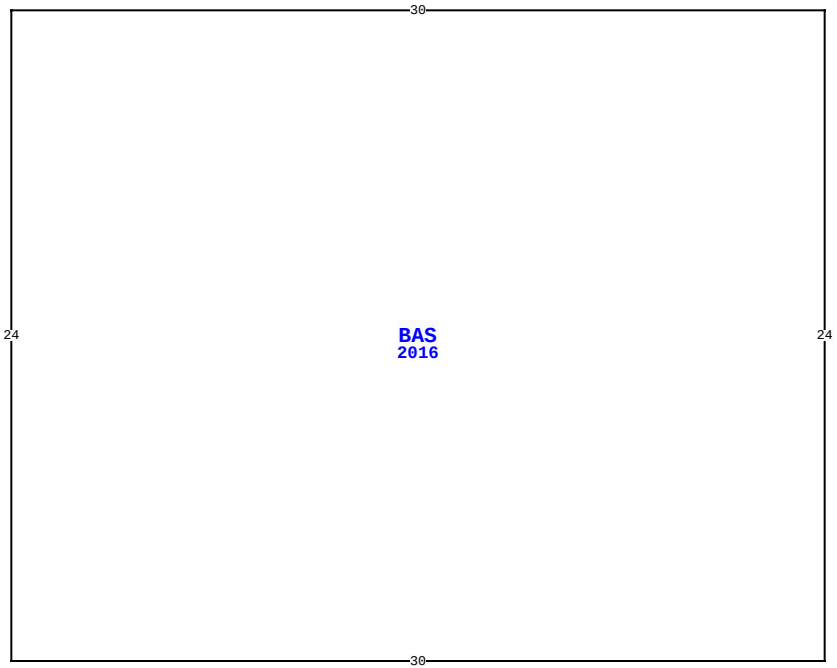
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2016	720	14,825
TOTALS	720			720	14,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	60.5000	22.38	16,114	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2017 Heated Area: 720 HX Base Yr 2017



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GRANTOR: GREGORY JEFFREY R						
GRANTEE: SCHAAF NICHOLAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 S24 E30 N24$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS