BLOCK 3 LOT 2
YULEE WOODS #4 PB 5/301 & 302

KUJAWA STANLEY &/FELICIANO JEAN
85516 ASHLEY AVENUE
YULEE, FL 32097

2025

42-2N-27-4614-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

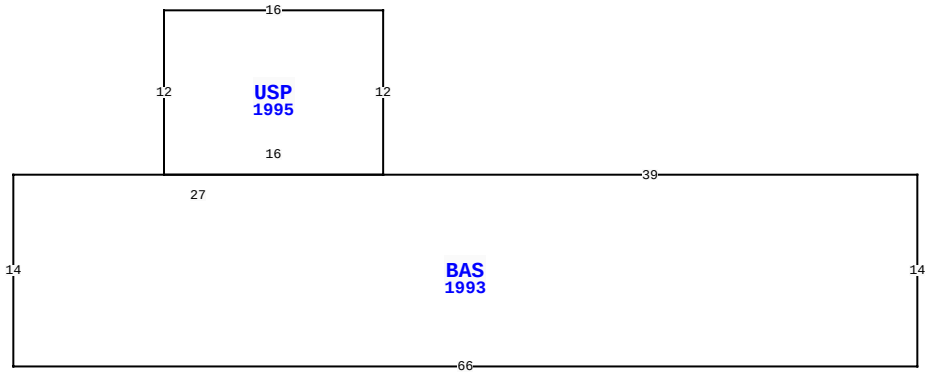
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	45,091
USP	192	50	1995	96	4,685
TOTALS	1,116			1,020	49,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,020	122.0000	97.60	99,552	1993	2003	0	0	0	50.00	50.00

1 M/H 93- – 0% - 2024 Heated Area: 924 HX Base Yr



85516 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	49,776
TOTAL MARKET OB/XF VALUE	880
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	135,656
SOH/AGL Deduction	0
ASSESSED VALUE	135,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,656
TOTAL JUST VALUE	135,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01584	ADDITION	0	01/01/1995
9187	MH MOVE-ON	16,974	02/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0076	2/17/2023	WD	Q	I	01	165,000
GRANTOR: MANSER DEBORAH A						
GRANTEE: KUJAWA STANLEY & JE						
2596/0764	10/13/2022	WD	Q	I	01	140,000
GRANTOR: MAGEE BONNIE L						
GRANTEE: MANSER DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 USP=[YR=1995] N12 W16 S12 E16$ W27 S14 E66 N14$.

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	1243	WD DECK F	0	0	20	10	200.00	SF	8.00	8.00	100	2013	2013	3	55	880	

LAND DESCRIPTION

TOTAL OB/XF 880

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS