

BLOCK 8 LOT 22
IN OR 1413/782
YULEE WOODS #3 PB 5/239

JONES LARRY K
235 TROUT RIVER DRIVE
JACKSONVILLE, FL 32208

2026

42-2N-27-4613-0008-0220



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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		

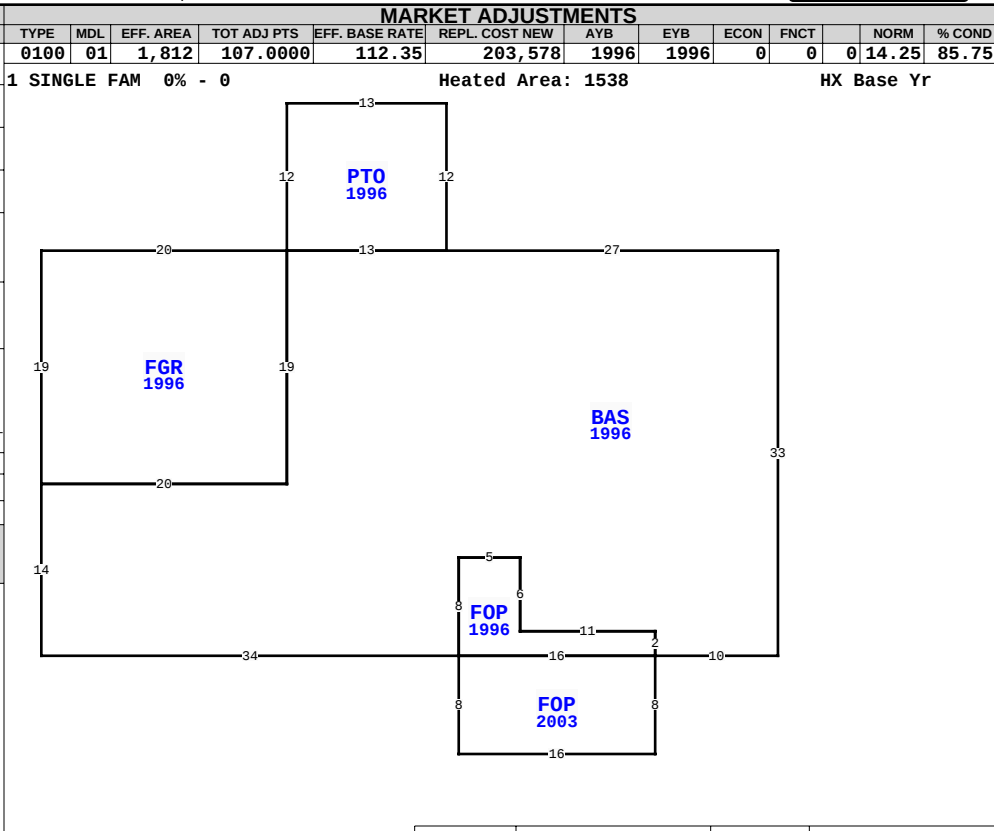
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1996	1,538	148,171
FGR	380	55	1996	209	20,135
FOP	62	30	1996	19	1,831
FOP	128	30	2003	38	3,661
PTO	156	5	1996	8	771

TOTALS	2,264			1,812	174,568
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	0	8	10	80.00	SF	15.00
3	1242	WD DECK A	0	0	15	10	150.00	SF	10.00
4	0510	GARAGE WD-	0	0	36	30	1,080.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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85249 ASHLEY AVE, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
15.00	100	1995	1995	3	20	240	
10.00	100	1999	1999	3	20	300	
35.00	100	1998	1998	3	24	9,072	

TOTAL OB/XF									
9,612									

Total Acres: 0.00	Total Land Value: 90,000	Market: 0	Agricultural: 0	Common: 90,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,568
TOTAL MARKET OB/XF VALUE		9,612
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		274,180
SOH/AGL Deduction		13,731
ASSESSED VALUE		260,449
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		260,449
TOTAL JUST VALUE		274,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8711	MH MOVE-ON	5,000	10/21/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1413/0782	5/19/2006	WD U	I	23	
GRANTOR: KATO LARRY D & ROMA L					
GRANTEE: JONES LARRY K					
0634/0275	8/21/1991	WD Q	V		
GRANTOR: SHEFFIELD WM F ETAL					
GRANTEE: KATO LARRY & ROMA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W27 PTO=[YR=1996] N12 W13 S12 FGR=[YR=1996] W20 S19 E20 N19\$ E13\$ W13 S19 W20 S14 E34 FOP=[YR=2003] S8 E16 N8 FOP=[YR=1996] N2 W11 N6 W5 S8 E16\$ W16\$ N8 E5 S6 E11 S2 E10 N33\$.									