BLOCK 8 LOT 23
YULEE WOODS #3 PB 5/239

SOFIA HOMES LLC
13373 STONE POND DR
JACKSONVILLE, FL 32224

2026

42-2N-27-4613-0008-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 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
Quality	03	Quality Level 03

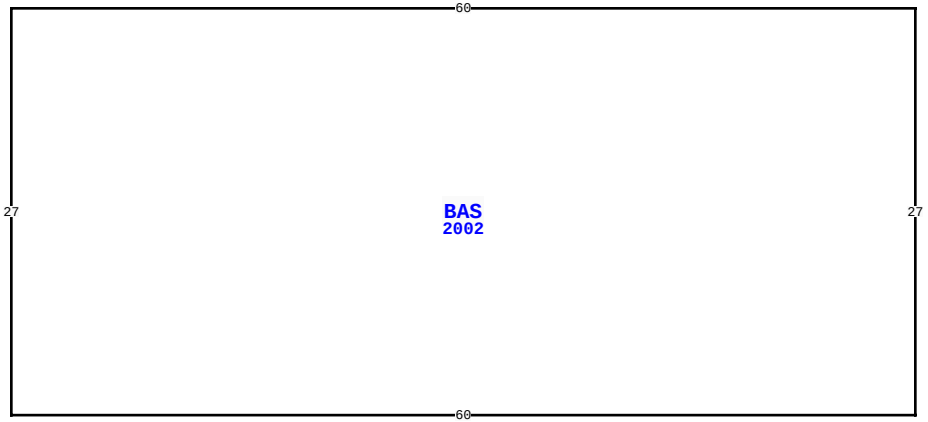
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2002	1,620	60,828
TOTALS	1,620			1,620	60,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	119.2000	107.28	173,794	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2022 Heated Area: 1620 HX Base Yr



85279 ASHLEY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,828
TOTAL MARKET OB/XF VALUE		4,365
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		155,193
SOH/AGL Deduction		1,681
ASSESSED VALUE		153,512
TOTAL EXEMPTION VALUE	13	153,512
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		155,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428750	360SFSHED	15,293	05/01/2014
971931	MH MOVE-ON	0	10/01/1997
8089	MH MOVE-ON	4,000	03/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2863/0997	4/23/2026	WD	Q	I	01	161,000
GRANTOR: STEELE MICHAEL E						
GRANTEE: SOFIA HOMES LLC						
1348/0152	9/07/2005	WD	Q	I		118,500
GRANTOR: CARTRETTE TODD W & PA						
GRANTEE: STEELE MICHAEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W60 S27 E60 N27$.

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	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	2002	2002	3	20	768	
2	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	2002	2002	3	20	832	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 4,365

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	90,000.00	90,000.00	90,000							

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS