BLOCK 9 LOT 2
IN OR 1933/115
R672822 & R672823

STEWART DARRELL H &/ESCALONA ROSHELLA LASTRILLA
85390 ASHLEY AV
YULEE, FL 32097

2026

42-2N-27-4613-0009-0020

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	04	PLYWOOD 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
Quality	03	Quality Level 03

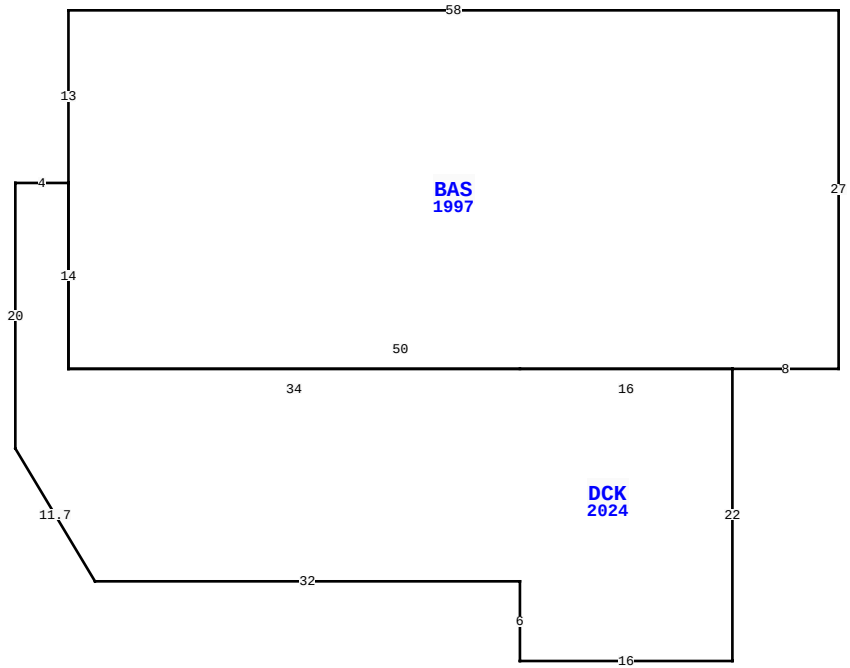
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1997	1,566	49,555
DCK	986	15	2024	148	4,683
TOTALS	2,552			1,714	54,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,714	117.2000	105.48	180,793	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ 100% - 2016 Heated Area: 1566 HX Base Yr 2016



85390 ASHLEY AVE, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,238
TOTAL MARKET OB/XF VALUE		4,752
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		148,990
SOH/AGL Deduction		67,280
ASSESSED VALUE		81,710
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,299
TOTAL JUST VALUE		148,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 666	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/0115	8/19/2014	WD	Q	I	02	69,500
GRANTOR: LANIER ADDISON C						
GRANTEE: STEWART DARRELL H E						
1378/0132	12/30/2005	WD	Q	I		105,000
GRANTOR: GUNTER MICHAEL W & VE						
GRANTEE: LANIER ADDISON C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W58 S13 S14 E50 E8 N27 $
DCK=[YR=2024;ORIG=-8,27] W16 W34 N14 W4 S20 D10R6 E32 S6 E16 N22 $
.

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	0351	CARPORT MT	0	100	24	22	528.00	SF	10.00	10.00	100	2024	2022		90	4,752	

LAND DESCRIPTION

TOTAL OB/XF 4,752

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