BLOCK 9 LOT 4
R621595 & R621596
IN OR 595 PG 293

OSGOOD EUGENE D
85328 ASHLEY AVE
YULEE, FL 32097

2026

42-2N-27-4613-0009-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

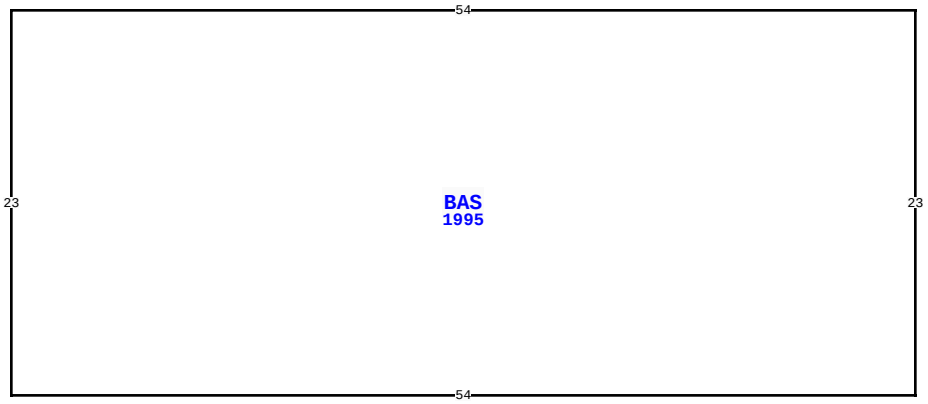
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1995	1,242	37,245
TOTALS	1,242			1,242	37,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,242	117.6000	99.96	124,150	1987	1987	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1242 HX Base Yr



85328 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		37,245
TOTAL MARKET OB/XF VALUE		3,070
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		130,315
SOH/AGL Deduction		87,854
ASSESSED VALUE		42,461
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,461
TOTAL JUST VALUE		130,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R980756	ADDITION	0	05/01/1998
973679	XFOB	6,120	01/01/1997
95-1087	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0595/0293	4/17/1990	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: OSGOOD EUGENE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W54 S23 E54 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
2	1242	WD DECK A	0	100	18	20	360.00	SF	10.00	10.00	100	1997	1997	3	20	720	
4	0751	UOP	0	100	10	16	160.00	SF	10.00	10.00	100	1992	1992	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 3,070

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS