

BLOCK 9 LOTS 10 11 & 12
IN OR 1940/338
YULEE WOODS #3 PB 5/239

SCHULTZ THOMAS C/
85162 ASHLEY AVE
YULEE, FL 32097

2026

42-2N-27-4613-0009-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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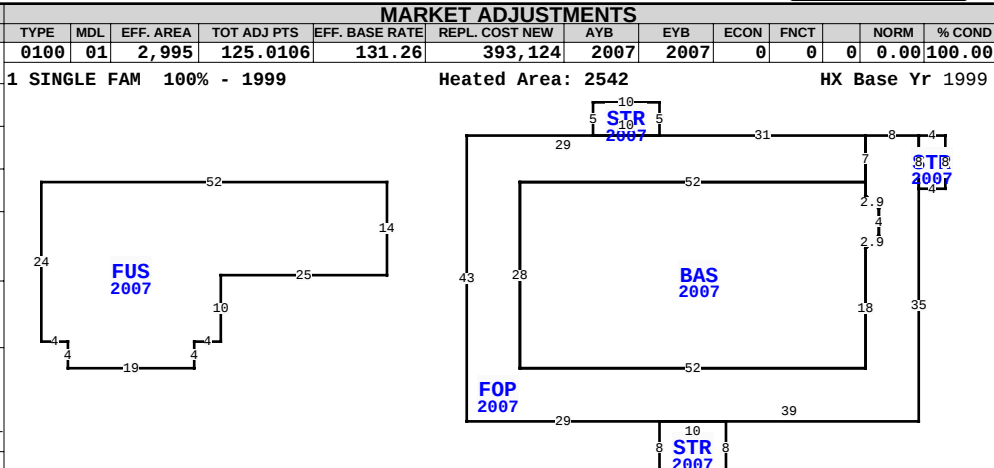
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100	2007	1,468	192,690
FOP	1,456	30	2007	437	57,361
FUS	1,074	100	2007	1,074	140,973
STR	32	10	2007	3	394
STR	50	10	2007	5	656
STR	80	10	2007	8	1,050

TOTALS	4,160			2,995	393,124
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	
3	0350	CARPORT WD	0	100	14	24	336.00	SF	13.00	13.00	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	3.00	LT	

REVIEW DATE	01/01/2023	BY	CD
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85162 ASHLEY AVE, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
12,031											

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12,031											

Total Acres: 0.00	Total Land Value: 270,000	Market: 0	Agricultural: 0	Common: 270,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		393,124	
TOTAL MARKET OB/XF VALUE		12,031	
TOTAL LAND VALUE - MARKET		270,000	
TOTAL MARKET VALUE		675,155	
SOH/AGL Deduction		404,661	
ASSESSED VALUE		270,494	
TOTAL EXEMPTION VALUE		HX HB WR 56,411	
BASE TAXABLE VALUE		214,083	
TOTAL JUST VALUE		675,155	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		641,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C11547	CO ISSUED	0	08/01/2003
M10228	MECH OTHER	0	08/01/2003
B11547	NEW CONSTR	198,000	08/01/2003
8493	MH MOVE-ON	12,900	04/01/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1940/0338	10/01/2014	QC	U	I	11
GRANTOR: SCHULTZ THOMAS C					
GRANTEE: SCHULTZ THOMAS C &					
0670/0419	11/13/1992	QC	U	V	15
GRANTOR: MANNING DANISE L					
GRANTEE: SCHULTZ THOMAS C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2007;ORIG=-52,0] E52 N7 W31 W29 S43 E29 E39 N35 N8 W8 S7 S2 D2R2 S4 D2L2 S18 W52 N28 \$											
BAS=[YR=2007;ORIG=0,0] W52 S28 E52 N18 U2R2 N4 U2L2 N2 \$											
FUS=[YR=2007;ORIG=-124,0] E52 S14 W25 S10 W4 S4 W19 N4 W4 N24 \$											
STR=[YR=2007;ORIG=-31,36] S8 E10 N8 W10 \$											
STR=[YR=2007;ORIG=-31,-7] N5 W10 S5 E10 \$											
STR=[YR=2007;ORIG=8,1] E4 N8 W4 S8 \$											