BLOCK 9 LOT 14
IN OR 2167/1167
R622102 & R622103

BROWN DONNA S
85048 ASHLEY AVE
YULEE, FL 32097

2026

42-2N-27-4613-0009-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	05	Quality Level 05

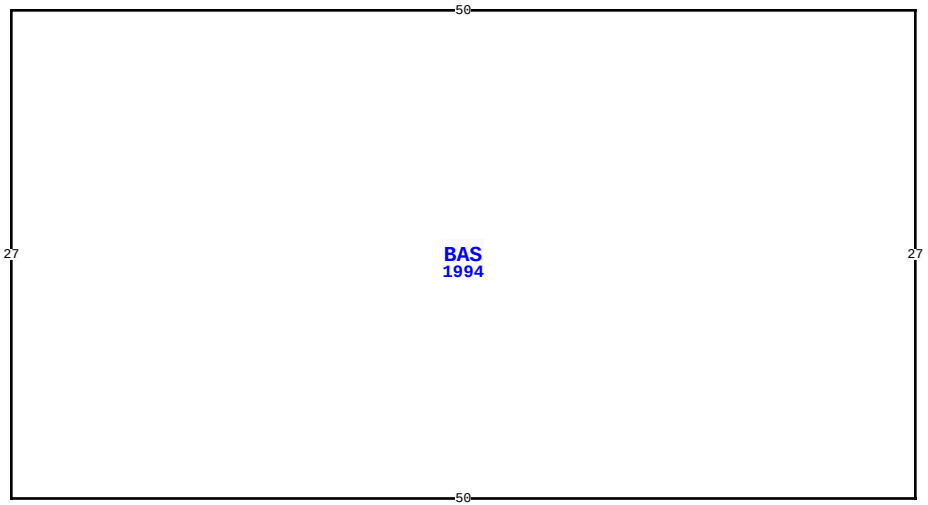
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1994	1,350	106,378
TOTALS	1,350			1,350	106,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,350	150.9600	135.86	183,411	1994	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2020 Heated Area: 1350 HX Base Yr 2020



85048 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		106,378
TOTAL MARKET OB/XF VALUE		2,972
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		199,350
SOH/AGL Deduction		67,060
ASSESSED VALUE		132,290
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,879
TOTAL JUST VALUE		199,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-558	MH MOVE-ON	33,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1167	1/02/2018	QC	U	I	11	36,000
GRANTOR: BROWN COSSIE JR & BET						
GRANTEE: BROWN DONNA S						
2125/1945	6/07/2017	WD	Q	I	01	110,000
GRANTOR: ALLBRITTON MARY D NKA						
GRANTEE: BROWN COSSIE W & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W50 S27 E50 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	3	6	18.00	SF	10.00	10.00	100	1994	1994	3	20	36	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
3	1242	WD DECK A	0	100	26	8	208.00	SF	10.00	10.00	100	1994	1994	3	20	416	

LAND DESCRIPTION

TOTAL OB/XF 2,972

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