

BLOCK 1 LOT 10
YULEE WOODS #4 PB 5/301 & 302

SHOR TROY
85541 ASHLEY AVE
YULEE, FL 32097

2026

42-2N-27-4614-0001-0100



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																													
Exterior Wall	30	VINYL 100	0800	02	1,655	129.3600	116.42	192,675	1999	2005	0	0	0	48.00	52.00	VALUATION BY STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2024														Heated Area: 1624														HX Base Yr 2024													
Roof Cover	03	COMP SHNGL 100	56 8 13 FOP 1999 13 8 14 27 64 BAS 1999																																									
Interior Wall	05	DRYWALL 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 04 Quality Level 04																																												
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	1,624	100	1999	1,624	98,314																																							
FOP	104	30	1999	31	1,877																																							
TOTALS			1,728		1,655	100,191																					BLD DATE		LGL DATE		05/11/2026		MLU											
XF DATE																							INC DATE		AG DATE																			
EXTRA FEATURES			85541 ASHLEY AVE, YULEE																																									
L N	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	1999	1999	3	80	2,800																												
2	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2024	2016		65	2,340																												
LAND DESCRIPTION			TOTAL OB/XF 5,140																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 04/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS																																												