BLOCK 1 LOT 11
IN OR 1657/1739 & OR 1957/552
2000 FTWD DW

DAVIS SANDRA A
85513 ASHLEY AV
YULEE, FL 32097

2026

42-2N-27-4614-0001-0110

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	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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

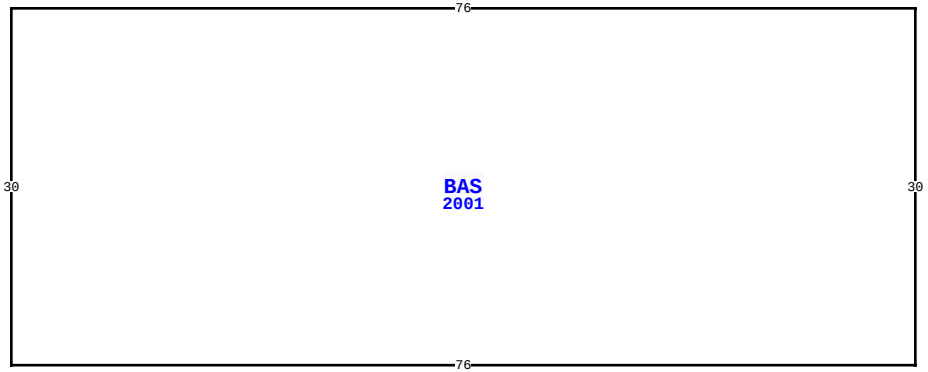
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2001	2,280	146,020
TOTALS	2,280			2,280	146,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	131.7800	118.60	270,408	2000	2006	0	0	0	46.00	54.00

1 M/H 94+ 100% - 2002 Heated Area: 2280 HX Base Yr 2002



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,020
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		236,020
SOH/AGL Deduction		123,485
ASSESSED VALUE		112,535
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		11,124
TOTAL JUST VALUE		236,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002978	MH MOVE-ON	0	02/01/2000
951135	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/0552	11/08/2014	WD	U	I	16	75,000
GRANTOR: DAVIS-JUNEAU JESSICA						
GRANTEE: DAVIS SANDRA A						
1657/1739	1/08/2010	QC	U	I	11	100
GRANTOR: DAVIS SANDRA A						
GRANTEE: DAVIS SANDRA A & JE						

85513 ASHLEY AVE, YULEE

BLD DATE	02/26/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S30 E76 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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