BLOCK 1 LOT 12
YULEE WOODS #4 PB 5/301-302

NANCE FISHER E/HOGAN JAMIE
85487 ASHLEY AVENUE
YULEE, FL 32097

2026

42-2N-27-4614-0001-0120

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

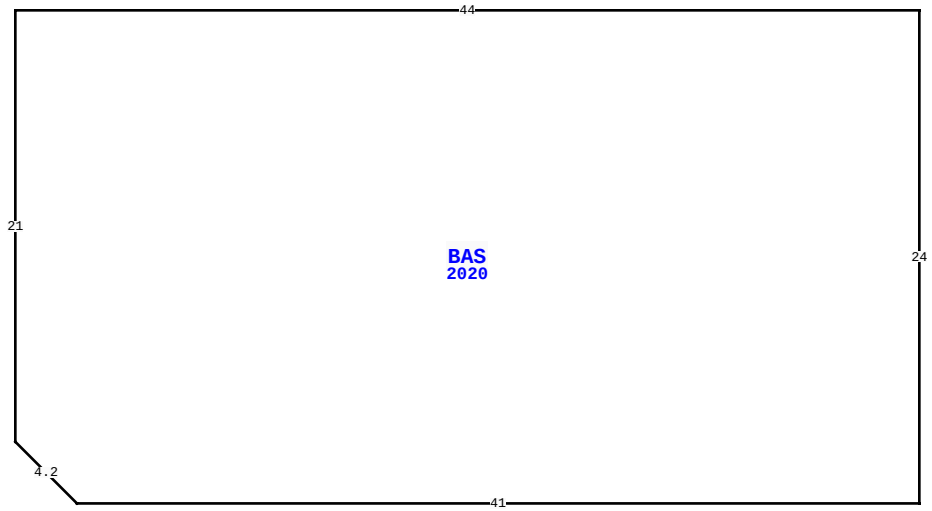
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100	2020	1,052	121,512
TOTALS	1,052			1,052	121,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,052	138.0000	124.20	130,658	2020	2020	0	0	0	7.00	93.00

1 M/H 94+ 100% - 2026 Heated Area: 1052 HX Base Yr 2026



85487 ASHLEY AVE, YULEE

BLD DATE	10/20/2015 KW	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		121,512
TOTAL MARKET OB/XF VALUE		1,803
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		213,315
SOH/AGL Deduction		0
ASSESSED VALUE		213,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,904
TOTAL JUST VALUE		213,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012558	CO ISSUED	0	12/15/2020
20010215	MH MOVE-ON	0	10/23/2020
8587	REPAIR/RRF	1,000	01/04/1993
9159	MH MOVE-ON	9,000	01/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
202645016399	5/29/2026	WD	Q	I	01	249,000
GRANTOR: JOHNSON BRADLEY						
GRANTEE: NANCE FISHER E						
2644/578	5/19/2023	WD	Q	I	01	215,000
GRANTOR: NAPERT WILLIAM ARTHUR						
GRANTEE: JOHNSON BRADLEY & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W44 S21 R3 D3 E41 N24$.

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	1984	1984	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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