

BLOCK 2 LOT 1 (EX W19.35') &
N23.35' OF E177.95' OF LOT 7
OF BLOCK 5 IN OR 1628/1864

MCGOWAN DANIEL L JR
85650 ASHLEY AVENUE
YULEE, FL 32097

2026

42-2N-27-4614-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	70	100
BAS	1,520	100
BAS	234	100
FGR	420	55
FOP	40	30
PTO	836	5
TOTALS	3,120	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,109	126.1113	132.42	279,274	2000	2000	0	0	0	18.75	81.25	
2 SINGLE FAM 100% - 2010 Heated Area: 1824 HX Base Yr 2010													
85650 ASHLEY AVE, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
2	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04
4	0351	CARPORT MT	0	100	30	540.00	SF	10.00	10.00	100	2016	2016	3

TOTAL OB/XF 51,010													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	000100	C RES	100	0006	OR	0.00	0.00	1.00	LT	1.00	1.00	1.00	90,000.00

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF 51,010													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,910	
TOTAL MARKET OB/XF VALUE		51,010	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		367,920	
SOH/AGL Deduction		144,949	
ASSESSED VALUE		222,971	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		171,560	
TOTAL JUST VALUE		367,920	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,718	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631798	SWIM POOL	28,000	02/01/2016
B996496	NEW CONSTR	71,061	10/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1628/1864	6/26/2009	WD	U	I	12
GRANTOR: MOORE DONNA ALLEN					
GRANTEE: MCGOWAN DANIEL L JR					
0924/1853	3/21/2000	WD	Q	I	
GRANTOR: ARNETT PROPERTIES INC					
GRANTEE: MOORE DONNA ALLEN					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2000] W12 N5 W10BAS=[YR=2009] N13 PTO=[YR=2022] E16 N22 W38 S22 E22\$ W18 S13 E18 \$ W2 BAS=[YR=2000] W14S5 E14 N5\$ S5 W14 N5 W12 S33 E12 FOP=[YR=2000] S5 E8 N5 W8\$ E17 FGR=[YR=2000] S20 E21 N20 W21\$ E21 N28\$.													