BLOCK 2 LOT 2 (EX W39.89') &
W19.55' OF LOT 1 &
N23.35' OF W177.41' OF

WHITE JOSEPH L & JOHNIE E
85622 ASHLEY AVE
YULEE, FL 32097

2026

42-2N-27-4614-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 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	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

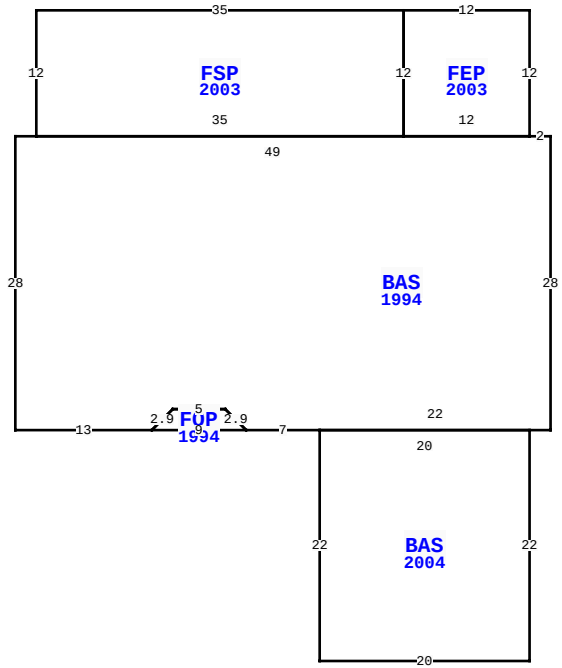
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1994	1,414	130,236
BAS	440	100	2004	440	40,526
FEP	144	80	2003	115	10,592
FOP	14	30	1994	4	368
FSP	420	40	2003	168	15,474
TOTALS	2,432			2,141	197,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	102.9000	108.04	231,314	1994	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2010 Heated Area: 1854 HX Base Yr 2010



85622 ASHLEY AVE, YULEE

BLD DATE	04/20/2015 KK	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		197,195
TOTAL MARKET OB/XF VALUE		15,844
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		303,039
SOH/AGL Deduction		143,053
ASSESSED VALUE		159,986
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,575
TOTAL JUST VALUE		303,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005471	ADDITION	2,000	06/28/2021
B0363827	NEW CONSTR	45,540	05/01/2003
7463	NEW CONSTR	64,734	08/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1644/1685	10/19/2009	WD	Q	I	01	143,000
GRANTOR: JOHNS DAVID H & LISA						
GRANTEE: WHITE JOSEPH L & JO						
1364/1048	11/03/2005	WD	Q	I		241,700
GRANTOR: BREWER BETTY J						
GRANTEE: JOHNS DAVID H & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W2 FEP=[YR=2003] N12 W12 FSP=[YR=2003] W35 S12 E35 N12 $ S12 E12 $ W49 S28 E13 FOP=[YR=1994] E9 U2 L2 W5 D2 L2 $ U2 R2 E5 D2 R2 E7 BAS=[YR=2004] S22 E20 N22 W20 $ E22 N28 $.

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
2	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2003	2003	3	29	5,075	
3	0510	GARAGE WD-	0	100	30	33	990.00	SF	35.00	35.00	100	2003	2003	3	29	10,049	
4	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2003	2003	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 15,844

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