BLOCK 2 PT OF LOT 3 & W39.89'
OF LOT 2 & FRACT OF BLK 5
LOT 7 YULEE WOODS #3 PB5/239 &

ADAMS JOHN R & SHARI L/
85586 ASHLEY AVENUE
YULEE, FL 32097

2026

42-2N-27-4614-0002-0030

BUILDING CHARACTERISTICS

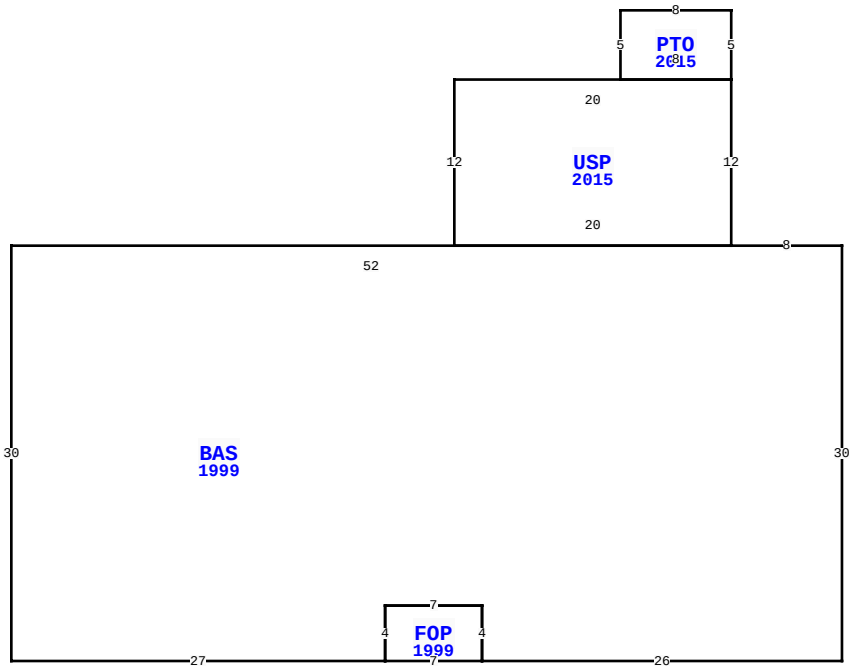
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,772	100	1999	1,772	169,296
FOP	28	30	1999	8	764
PTO	40	5	2015	2	191
USP	240	30	2015	72	6,879
TOTALS	2,080			1,854	177,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	107.9960	113.40	210,244	1999	2004	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2001 Heated Area: 1772 HX Base Yr 2001



85586 ASHLEY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,131
TOTAL MARKET OB/XF VALUE		3,270
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		270,401
SOH/AGL Deduction		132,101
ASSESSED VALUE		138,300
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		81,889
TOTAL JUST VALUE		270,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007737	REPAIR/RRF	10,200	09/16/2020
B23690	ADDITION	12,781	06/01/2010
B995804	NEW CONSTR	69,604	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/1459	9/17/1999	WD	Q	I		103,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: ADAMS JOHN & SHARI						
0860/1150	12/29/1998	WD	Q	V		22,000
GRANTOR: DOAN EDWARD W & SARA						
GRANTEE: ARNETT PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W8 USP=[YR=2015] N12 PTO=[YR=2015] N5 W8 S5 E8$ W20 S12 E20$ W52 S30 E27 FOP=[YR=1999] E7 N4 W7 S4$ N4 E7 S4 E26 N30$.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
3	0351	CARPORT MT	0	100	30	22	660.00	SF	10.00	10.00	100	2010	2010	3	35	2,310	

LAND DESCRIPTION

TOTAL OB/XF 3,270

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