BLOCK 3 LOT 1
YULEE WOODS #4 PB 5/301 & 302

COWDREY KEITH M LIVING TRUST/COWDERY KEITH M TRUST
85542 ASHLEY AV
YULEE, FL 32097

2026

42-2N-27-4614-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

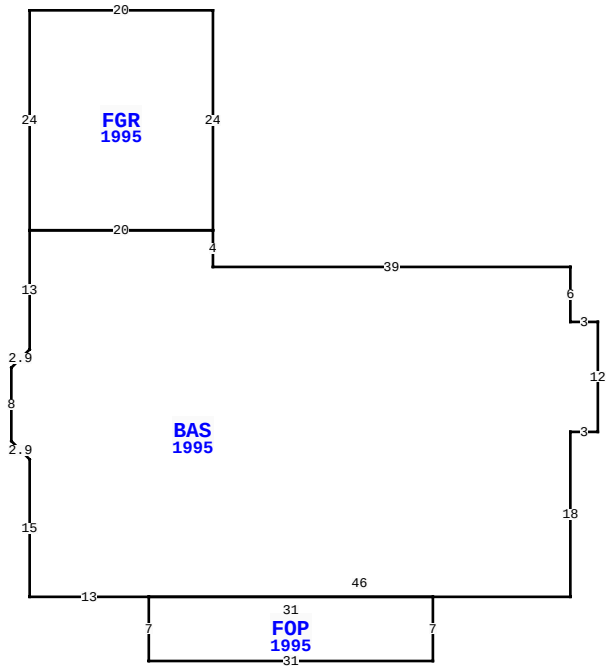
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,260	100	1995	2,260	222,563
FGR	480	55	1995	264	25,998
FOP	217	30	1995	65	6,402
TOTALS	2,957			2,589	254,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	121.0176	127.07	328,984	1995	1995	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2026 Heated Area: 2260 HX Base Yr 2026



85542 ASHLEY AVE, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,949
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		363,539
SOH/AGL Deduction		184,174
ASSESSED VALUE		179,365
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		122,954
TOTAL JUST VALUE		363,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632275	GARAGE	32,134	05/01/2016
B940836	NEW CONSTR	0	12/01/1994
B941433	NEW CONSTR	2,500	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/1499	6/09/2025	WD	Q	I	01	430,000
GRANTOR: SCHAAF NICHOLAS J						
GRANTEE: COWDREY KEITH M LIV						
2036/0953	3/25/2016	WD	Q	I	01	210,000
GRANTOR: GREGORY JEFFREY R						
GRANTEE: SCHAAF NICHOLAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W3 N6 W39 N4 FGR=[YR=1995] N24 W20 S24 E20 $ W20 S13 L2 D2 S8 R2 D2 S15 E13 FOP=[YR=1995] S7 E31 N7 W31 $ E46 N18 E3 N12 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

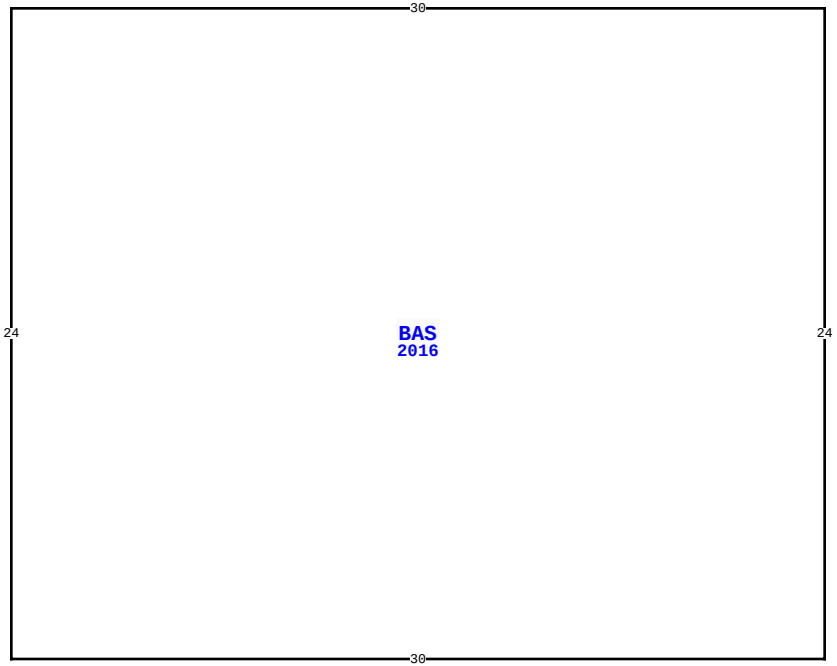
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2016	720	15,986
TOTALS	720			720	15,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	24.67	17,762	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 100% - 2026 Heated Area: 720 HX Base Yr 2026



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2036/0953	3/25/2016	WD	Q	I	01	210,000
GRANTOR: GREGORY JEFFREY R						
GRANTEE: SCHAAF NICHOLAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 S24 E30 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

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS