

BLOCK 2 LOT 29
R235946 & R235947
PT OR 484 PG 48

GOODWIN HAROLD C & JUNE W
85075 JOANN ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0290



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 100
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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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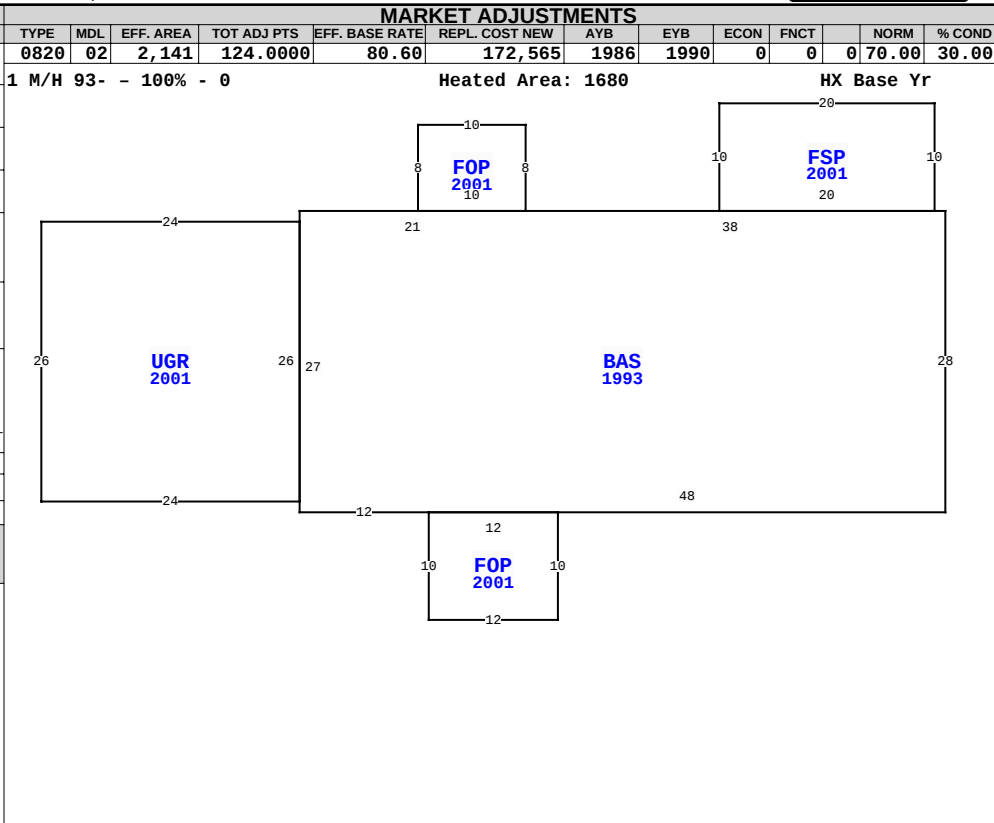
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	40,622
FOP	80	30	24	580
FOP	120	30	36	871
FSP	200	60	120	2,902
UGR	624	45	281	6,795
TOTALS	2,704		2,141	51,770

EXTRA FEATURES	
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L N	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	1986	1986	3	62	2,170	
2	0681	POLE SHED	0 100	20	12	240.00	SF	15.00	15.00	100	1994	1994	3	23	828	
3	0510	GARAGE WD-	0 100	24	22	528.00	SF	35.00	35.00	100	2001	2001	3	30	5,544	
4	0810	CONCRETE A	0 100	0	0	169.00	SF	6.50	6.50	100	2001	2001	3	82	901	

LAND DESCRIPTION			TOTAL OB/XF 9,443													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

REVIEW DATE	10/16/2017	BY	SBX
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

85075 JOANN RD, YULEE

TOTAL OB/XF 9,443																
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1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				51,770	
TOTAL MARKET OB/XF VALUE				9,443	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				141,213	
SOH/AGL Deduction				85,848	
ASSESSED VALUE				55,365	
TOTAL EXEMPTION VALUE		HX HB		30,365	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				141,213	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				101,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017819	NEW CONSTR	100	03/01/2001
B0107970	GARAGE	15,000	02/01/2001
B0107977	GARAGE	12,100	02/01/2001
B0107969	REPAIR/RRF	4,000	02/01/2001
B0107968	GARAGE	4,000	02/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W1 FSP=[YR=2001] N10 W20 S10 E20 \$ W38 FOP=[YR=2001] N8 W10 S8 E10 \$ W21 S1 UGR=[YR=2001] W24 S26 E24 N26 \$ S27 E12 FOP=[YR=2001] S10 E12 N10 W12 \$ E48 N28 \$							