BLOCK 2 LOT 32
1986 CONC DW/MH
YULEE WOODS #2 PB 5/83 & 84

85161 JOANN RD TRUST/UNCLE PETE'S LLC TRUSTEE
3225 MCLEOD DRIVE STE 777
LAS VEGAS, NV 89121

2023

42-2N-27-4612-0002-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	13	LVT/LAMNT 30
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

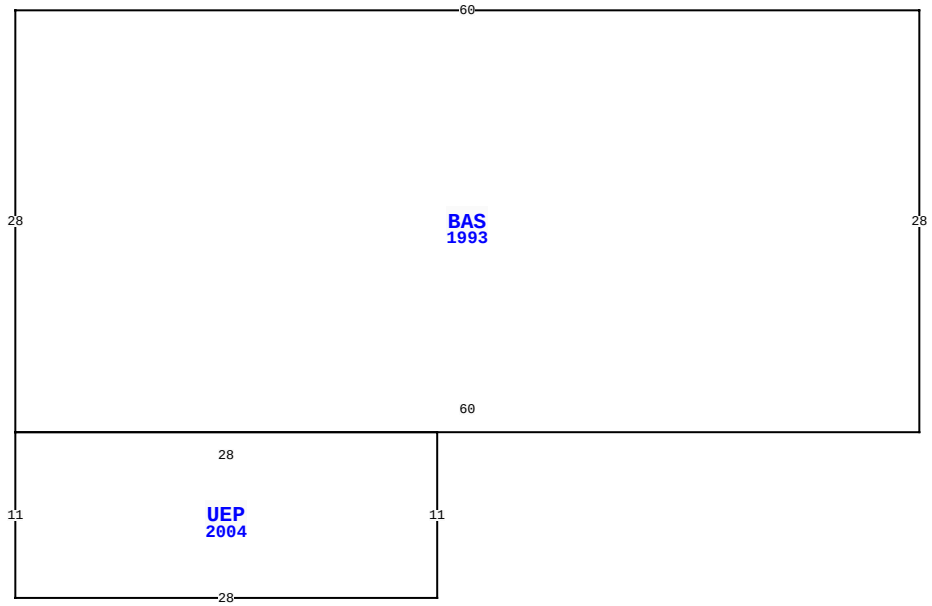
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	25,029
UEP	308	70	216	3,218
TOTALS	1,988		1,896	28,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,896	114.6000	74.49	141,233	1986	1986	0	0	25	70.00	20.00

1 M/H 93- – 0% - 2023 Heated Area: 1680 HX Base Yr



85161 JOANN RD, YULEE

BLD DATE	04/13/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,247
TOTAL MARKET OB/XF VALUE	11,027
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	119,274
SOH/AGL Deduction	0
ASSESSED VALUE	119,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,274
TOTAL JUST VALUE	119,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4672	ADDITION	5,440	02/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1271	7/01/2022	WD	U	I	11	100
GRANTOR: MOHLER JEFFREY L & CA						
GRANTEE: 85161 JOANN RD TRUS						
2424/0667	1/11/2021	WD	Q	I	01	90,000
GRANTOR: HERRERA GENEVA M						
GRANTEE: MOHLER JEFFREY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28UEP=[YR=2004] S11 E28 N11 W28$ E60 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	1242	WD DECK A	0	0	0	0	576.00	SF	10.00	10.00	100	1986	1986	3	20	1,152	
4	0940	SHEDS/PORT	0	0	8	20	160.00	SF	20.10	20.10	100	1986	1986	3	20	643	
6	0751	UOP	0	0	15	11	165.00	SF	10.00	10.00	100	1990	1990	3	20	330	
7	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1986	1986	3	20	600	
8	0940	SHEDS/PORT	0	0	20	16	320.00	SF	30.00	30.00	100	1986	1986	3	20	1,920	
9	0350	CARPORT WD	0	0	20	18	360.00	SF	13.00	13.00	100	1990	1990	3	20	936	
10	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2011	2011	3	55	1,980	
11	0756	FEP	0	0	12	8	96.00	SF	27.00	27.00	100	2010	2010	3	50	1,296	

LAND DESCRIPTION

TOTAL OB/XF 11,027

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS