BLOCK 2 LOT 38
IN OR 2120/1458
R497753 & R497754

MARELL WILLIAM E
85333 JOANN ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

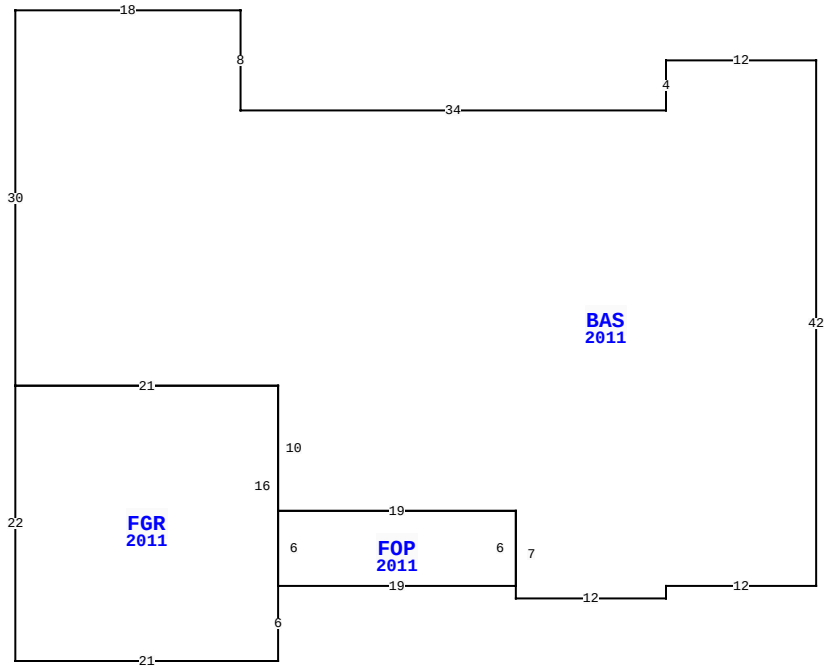
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2,186	242,372
FGR	462	55	254	28,162
FOP	114	30	34	3,770
TOTALS	2,762		2,474	274,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,474	98.2800	116.71	288,741	2011	2011	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 0 Heated Area: 2186 HX Base Yr



85333 JOANN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,071
TOTAL MARKET OB/XF VALUE		4,582
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		367,653
SOH/AGL Deduction		198,143
ASSESSED VALUE		169,510
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,510
TOTAL JUST VALUE		367,653
NCON VALUE		8,767
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006671	GARAGE	23,952	04/28/2022
19008070	REMODEL	1,100	07/30/2019
E23870	NEW CONSTR	0	10/01/2011
M16592	H/AC	0	10/01/2011
P14974	NEW CONSTR	0	09/01/2011
B25128	NEW CONSTR	243,450	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2120/1458	2/09/2017	QC	U	I	11	100
GRANTOR: MARELL RONDA C						
GRANTEE: MARELL WILLIAM E						
0674/0102	1/22/1993	WD	U	I	07	100
GRANTOR: WALLACE ART JR & B J						
GRANTEE: MARELL WM & RONDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W12 S4 W34 N8 W18 S30 FGR=[YR=2011] S22 E21 N6 FOP=[YR=2011] E19 N6 W19 S6$ N16 W21$ E21 S10 E19 S7 E12 N1 E12 N42$.

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	0810	CONCRETE A	0	100	0	0	758.00	SF	6.50	6.50	100	2011	2011	3	93	4,582	

LAND DESCRIPTION

TOTAL OB/XF 4,582

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	100	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/28/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

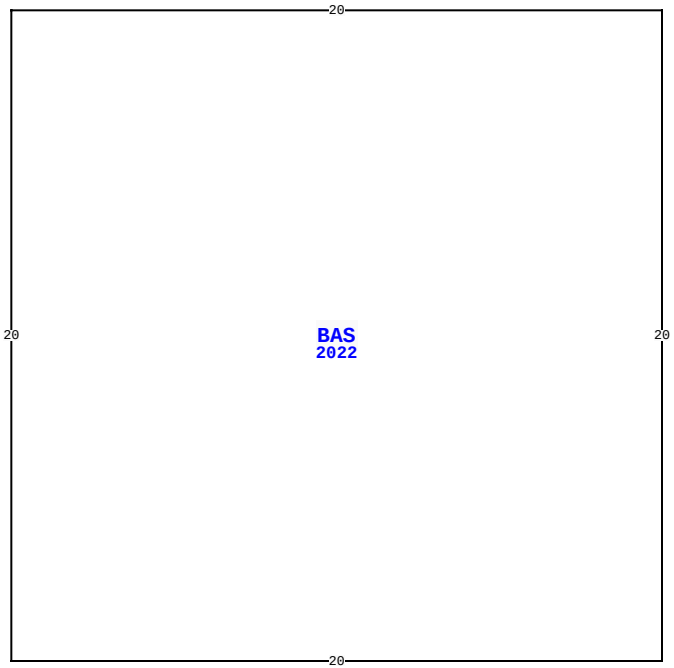
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	8,767
TOTALS	400		400	8,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	63.2500	22.14	8,856	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 0 Heated Area: 400 HX Base Yr



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GRANTOR: WALLACE ART JR & B J						
GRANTEE: MARELL WM & RONDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S20 E20 N20$.

EXTRA FEATURES

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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 10/28/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS