BLOCK 2 LOT 40
IN OR 1862/1996
YULEE WOODS #2 PB 5/83 & 84

BLOCKER ROBERT L
85385 JOANN RD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

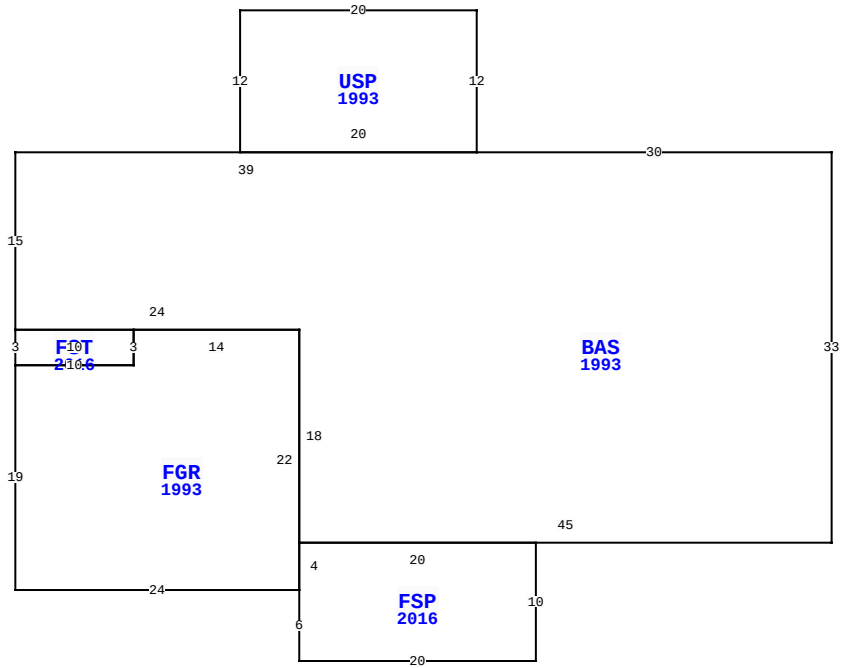
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,845	100	1,845	169,527
FGR	498	55	274	25,176
FSP	200	40	80	7,351
FST	30	55	16	1,470
USP	240	30	72	6,616
TOTALS	2,813		2,287	210,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	134.2257	121.14	277,047	1989	1989	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1845 HX Base Yr 2014



85385 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		210,140
TOTAL MARKET OB/XF VALUE		25,477
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		315,617
SOH/AGL Deduction		117,547
ASSESSED VALUE		198,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,070
TOTAL JUST VALUE		315,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001032	SWIM POOL	44,000	03/01/2017
5874	NEW CONSTR	77,968	07/17/1989
5054	ADDITION	2,040	07/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1862/1996	6/17/2013	QC	U	I	11	100
GRANTOR: BLOCKERS SEPTIC SERVI						
GRANTEE: BLOCKER ROBERT L						
1821/1269	10/22/2012	WD	Q	I	02	112,500
GRANTOR: SHAPCOTT ROY A & DIAN						
GRANTEE: BLOCKERS SEPTIC SER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 USP=[YR=1993] N12 W20 S12 E20$ W39 S15
FST=[YR=2016] S3 FGR=[YR=1993] S19 E24 FSP=[YR=2016] S6 E20
N10 W20 S4$N22 W14 S3 W10$ E10 N3 W10$ E24 S18 E45 N33$.

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	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	1989	1989	3	59.5	2,166	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0812	CONCRETE C	0	100	0	0	2,454.00	SF	4.00	4.00	100	2013	2013	3	95	9,325	
4	0866	POOL FIBER	0	100	18	8	144.00	SF	72.00	72.00	100	2015	2015	3	74	7,672	
5	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	100	2015	2015	3	96	3,934	

LAND DESCRIPTION

TOTAL OB/XF 25,477

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	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/31/2017 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS