BLOCK 2 LOT 41
IN OR 497 PG 950
YULEE WOODS #2 PB 5/83 & 84

BLOCKER ROBERT L
85417 JOANN ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

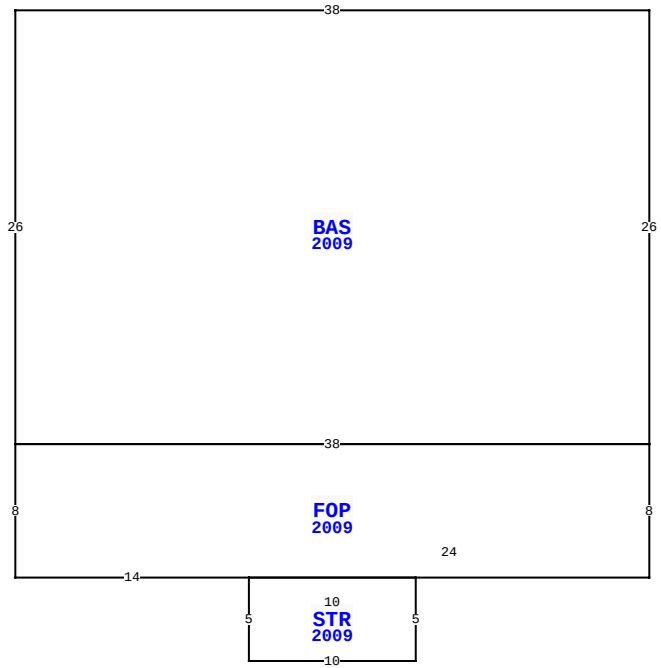
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	988	100	988	99,922
FOP	304	30	91	9,204
STR	50	10	5	506
TOTALS	1,342		1,084	109,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,084	129.5532	116.92	126,741	1990	1995	0	0	0	13.50	86.50

2 SINGLE FAM – 0% - 0 Heated Area: 988 HX Base Yr



85417 JOANN RD, YULEE

BLD DATE	05/04/2015 KKX	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	109,631
TOTAL MARKET OB/XF VALUE	11,846
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	201,477
SOH/AGL Deduction	33,683
ASSESSED VALUE	167,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,794
TOTAL JUST VALUE	201,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22122	CO ISSUED	0	11/01/2009
B22122	HOUSEMVING	14,000	12/10/2008
E21473	ELEC OTHER	0	12/01/2008
M14283	MECH OTHER	0	12/01/2008
P13589	OTHER	0	12/01/2008
7266	MH MOVE-ON	900	05/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0497/0950	9/01/1986	WD	Q	V		10,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W38 S26 FOP=[YR=2009] S8 E14 STR=[YR=2009] S5 E10 N5 W10$ E24 N8 W38$ E38 N26$.

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	0681	POLE SHED	0	0	6	12	72.00	SF	15.00	15.00	100	1990	1990	3	20	216	
3	0510	GARAGE WD-	0	0	22	24	528.00	SF	21.00	21.00	100	2005	2005	3	44	4,879	
5	0092	AUTO GATE	0	0	0	0	1.00	UT	1,225.00	1,225.00	100	2006	2006	3	31	380	
6	0855	CONC PAVER	0	0	0	0	142.00	SF	5.00	5.00	100	2009	2009	3	91	646	
7	0855	CONC PAVER	0	0	0	0	757.00	SF	5.00	5.00	100	2016	2016	3	97	3,671	
8	0810	CONCRETE A	0	0	88	3	264.00	SF	6.50	6.50	100	2012	2012	3	94	1,613	
9	0825	BRICK	0	0	18	4	72.00	SF	6.25	6.25	100	2012	2012	3	98	441	

LAND DESCRIPTION

TOTAL OB/XF 11,846

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS