BLOCK 2 LOT 44
IN OR 938/999
YULEE WOODS #2 PB 5/83 & 84

DIAMOND JOHN A
368 W BLACKJACK BRANCH WAY
ST JOHNS, FL 32259

2023

42-2N-27-4612-0002-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

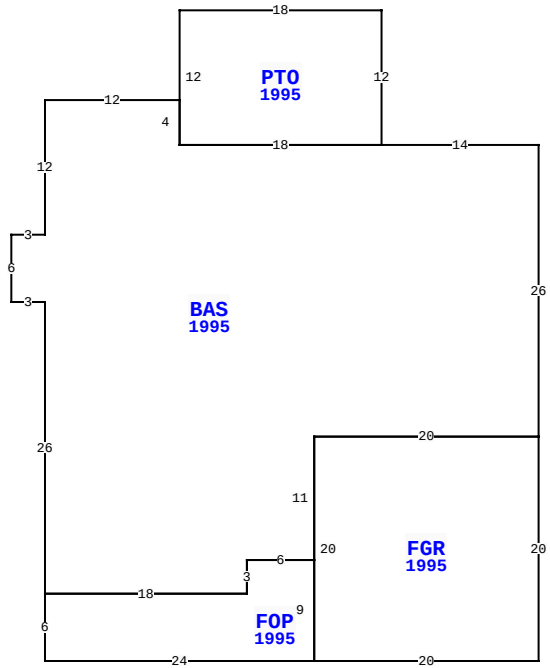
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,528	100	1,528	120,981
FGR	400	55	220	17,419
FOP	162	30	49	3,880
PTO	216	5	11	871
TOTALS	2,306		1,808	143,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,808	110.0000	99.28	179,498	1995	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 0 Heated Area: 1528 HX Base Yr



85497 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	143,150
TOTAL MARKET OB/XF VALUE	3,381
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	226,531
SOH/AGL Deduction	41,132
ASSESSED VALUE	185,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,399
TOTAL JUST VALUE	226,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01732	NEW CONSTR	80,000	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0938/0999	6/29/2000	QC	U	I	06	100
GRANTOR: DIAMOND DEBRA D						
GRANTEE: DIAMOND JOHN A						
0734/0342	7/18/1995	WD	U	I	19	82,500
GRANTOR: AL JORDAN ENTERPRISES						
GRANTEE: DIAMOND JOHN & DEBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 PTO=[YR=1995] N12 W18 S12 E18$ W18 N4 W12 S12 W3 S6 E3 S26 FOP=[YR=1995] S6 E24 FGR=[YR=1995] E20 N20 W20 S20$ N9 W6 S3 W18$ E18 N3 E6 N11 E20 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
1	0940	SHEDS/PORT	0	0	24	12	288.00	SF	20.10	20.10	100	1992	1992	3	20	1,158	
2	0810	CONCRETE A	0	0	0	0	475.00	SF	6.50	6.50	100	1995	1995	3	72	2,223	

LAND DESCRIPTION

TOTAL OB/XF 3,381

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

REVIEW DATE 10/16/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS