BLOCK 2 LOT 45
1995 FLEE SW/MH
YULEE WOODS #2 PB 5/83 & 84

GRAY-LINDAMOOD CATRINA
85537 JOANN RD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0450

BUILDING CHARACTERISTICS

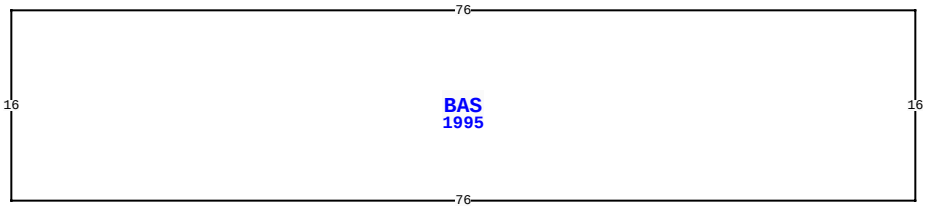
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,216	100	1,216	35,035
TOTALS	1,216		1,216	35,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.6000	82.32	100,101	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 0 Heated Area: 1216 HX Base Yr



85537 JOANN RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,035
TOTAL MARKET OB/XF VALUE		3,140
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		118,175
SOH/AGL Deduction		64,757
ASSESSED VALUE		53,418
TOTAL EXEMPTION VALUE	HX HB	28,418
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,175
NCON VALUE		360
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015288	NEW CONSTR	241,339	10/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2256/0568	2/19/2019	QC	U	I	11	100
GRANTOR: LINDAMOOD MOSES A						
GRANTEE: GRAY-LINDAMOOD CATR						
1360/0276	10/19/2005	WD	Q	I		84,000
GRANTOR: GRIFFIN GREG W & JUDI						
GRANTEE: LINDAMOOD MOSES A &						

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
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	
4	0351	CARPORT MT	0	100	40	28	1,120.00	SF	5.60	5.60	100	2000	2000	3	20	1,254	
5	0351	CARPORT MT	0	100	16	12	192.00	SF	8.50	8.50	100	2000	2000	3	20	326	
6	0754	FOP	0	100	12	10	120.00	SF	15.00	15.00	100	2000	2000	3	20	360	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 3,140

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

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