BLOCK 2 LOT 48
IN OR 1115/1574
R583972 & R583973

MORRISSEY MICHAEL R
85613 JOANN ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0480

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

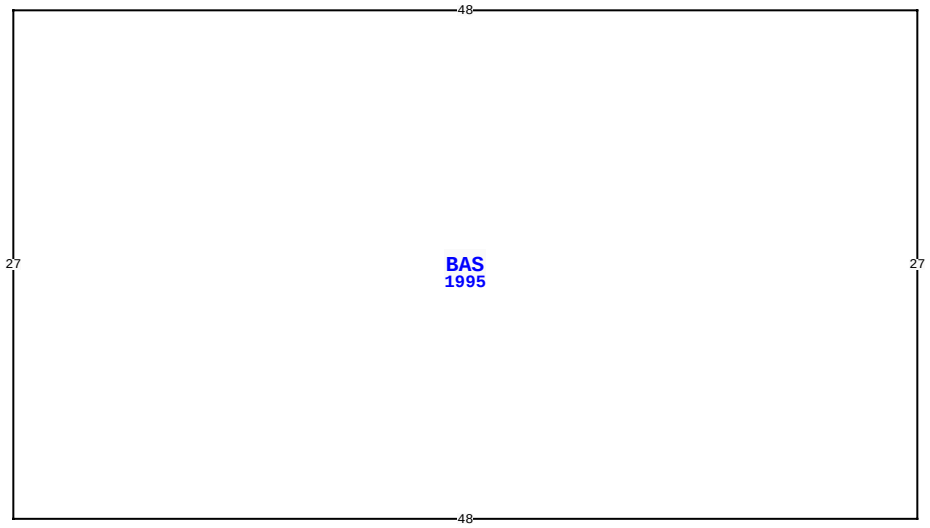
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	37,213
TOTALS	1,296		1,296	37,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	82.04	106,324	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2004 Heated Area: 1296 HX Base Yr 2004



85613 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		37,213
TOTAL MARKET OB/XF VALUE		3,817
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		121,030
SOH/AGL Deduction		67,921
ASSESSED VALUE		53,109
TOTAL EXEMPTION VALUE	HX HB	28,109
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 1115	MH MOVE-ON	0	11/01/1995
7637	REPAIR/RRF	2,995	10/24/1991
5829	ADDITION	3,880	06/26/1989
5769	CARPORT	6,859	05/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1115/1574	2/25/2003	WD	U	I	01	67,100
GRANTOR: MORRISSEY SUSAN G						
GRANTEE: MORRISSEY MICHAEL R						
0746/0956	12/15/1995	WD	U	V		16,500
GRANTOR: WADE CONNIE M						
GRANTEE: MORRISSEY SUSAN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S27 E48 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	1242	WD DECK A	0	100	0	0	526.00	SF	10.00	10.00	100	1996	1996	3	20	1,052	

LAND DESCRIPTION

TOTAL OB/XF 3,817

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 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