

BLOCK 6 LOT 3
IN OR 802/468
R235879 & R235880

BREEST MILDRED D
85590 JOANN RD
YULEE, FL 32097

2023

42-2N-27-4612-0006-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	05	AVERAGE 100	0820	02	1,712	118.0000	76.70	131,310	1986	1986	0	0	0	70.00	30.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1680										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	BAS 1993 UOP 1993																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 100																																	
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																																	
BUD8 Adjustme	04	DIST 01 100																																	
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	1,680	100	1,680	38,657																															
UOP	128	25	32	736																															
TOTALS			1,808	1,712	39,393																														
EXTRA FEATURES			85590 JOANN RD, YULEE																																
L N	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	10	360	3,600.00	SF	6.50	6.50	100	1987	1987	3	54.5	12,753																				
2	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1990	1990	3	20	1,000																				
3	0510	GARAGE WD-	0 100	24	28	672.00	SF	35.00	35.00	100	1987	1987	3	20	4,704																				
4	1242	WD DECK A	0 100	8	10	80.00	SF	10.00	10.00	100	1990	1990	3	20	160																				
5	0812	CONCRETE C	0 100	0	0	4,210.00	SF	4.00	4.00	100	1990	1990	3	62	10,441																				
LAND DESCRIPTION			TOTAL OB/XF 29,058																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 10/17/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																			