BLOCK 6 LOT 4
IN OR 1583/377
R672826 & R672827

ALBRITTON PAUL & SHIRLEY
85562 JOANN ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

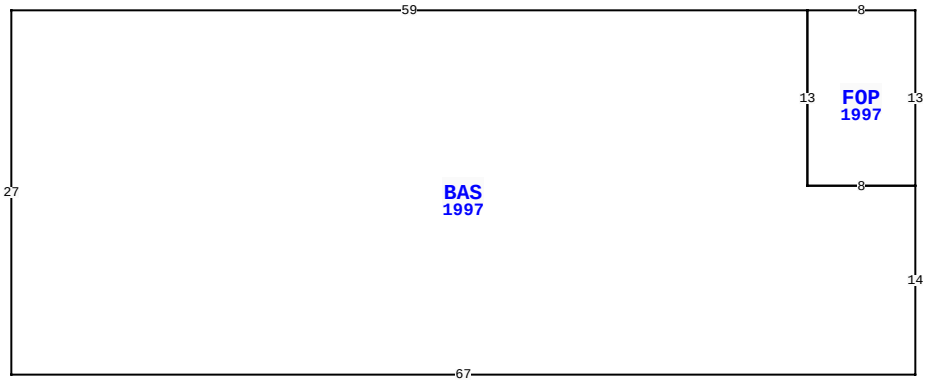
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,705	100	1,705	61,957
FOP	104	30	31	1,126
TOTALS	1,809		1,736	63,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,736	123.6000	86.52	150,199	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2009 Heated Area: 1705 HX Base Yr 2009



85562 JOANN RD, YULEE

BLD DATE	10/28/2019	KKA	LGL DATE	
XF DATE	10/28/2019	KKA	LAND DATE	10/22/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,145
TOTAL MARKET OB/XF VALUE		17,291
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		183,436
SOH/AGL Deduction		82,620
ASSESSED VALUE		100,816
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,816
TOTAL JUST VALUE		183,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002319	STORAGE SHED	52,164	04/28/2020
971983	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1583/0377	8/29/2008	WD	Q	I		125,800
GRANTOR: OERMANN ERVIN R & JAN						
GRANTEE: ALBRITTON PAUL & SH						
1458/1882	11/14/2006	WD	U	I	01	100
GRANTOR: OERMANN ERVIN R & JAN						
GRANTEE: OERMANN ERVIN R & J						

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
5	0350	CARPORT WD	0	100	16	20	240.00	SF	13.00	13.00	100	1992	1992	3	20	624	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
9	1242	WD DECK A	0	100	6	7	42.00	SF	10.00	10.00	100	2000	2000	3	20	84	
10	1242	WD DECK A	0	100	5	9	45.00	SF	10.00	10.00	100	2000	2000	3	20	90	
11	1242	WD DECK A	0	100	7	13	91.00	SF	10.00	10.00	100	2002	2002	3	21	191	
12	0812	CONCRETE C	0	100	0	0	1,205.00	SF	4.00	4.00	100	2004	2004	3	86	4,145	
13	0810	CONCRETE A	0	100	0	0	465.00	SF	6.50	6.50	100	2007	2007	3	89	2,690	
14	0351	CARPORT MT	0	100	40	22	880.00	SF	10.00	10.00	100	2007	2007	3	35	3,080	
15	0351	CARPORT MT	0	100	30	16	480.00	SF	10.00	10.00	100	2015	2015	3	74	3,552	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W8 BAS=[YR=1997] W59 S27 E67 N14 W8 N13$ S13 E8 N13$.

LAND DESCRIPTION

TOTAL OB/XF 17,291

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 10/02/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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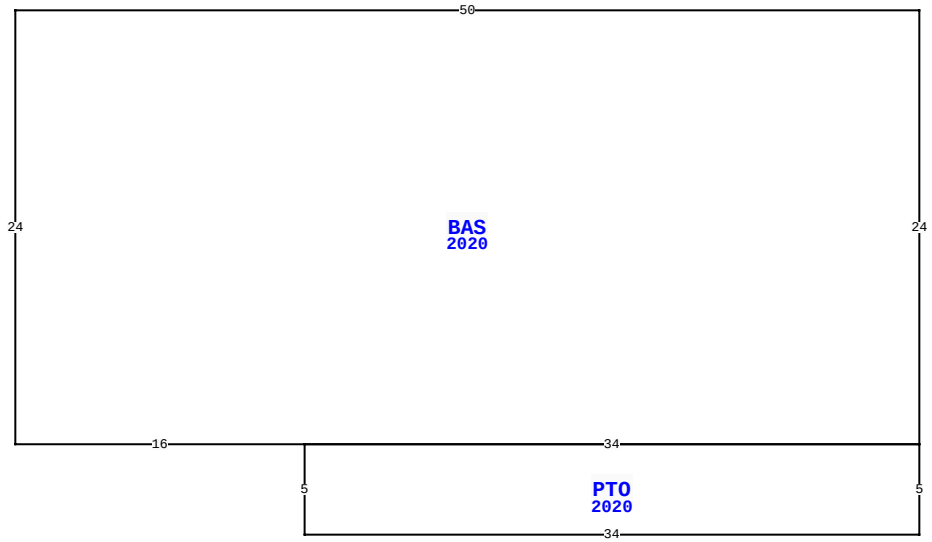
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,200	100	1,200	22,908
PTO	170	5	8	153
TOTALS	1,370		1,208	23,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,208	55.6500	19.48	23,532	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2009 Heated Area: 1200 HX Base Yr 2009



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GRANTOR: OERMANN ERVIN R & JAN						
GRANTEE: OERMANN ERVIN R & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S24 E16 PTO=[YR=2020] S5 E34 N5 W34$ E34 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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