

BLOCK 6 LOT 11
IN OR 1100/1372
2001 MERIT QUAD/WIDE

BROWN ROBYN L
85362 JOANN ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0006-0110



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	VALUATION SUMMARY														
Exterior Wall	30	VINYL 100	0800	02	2,976	140.1600	98.11	291,975	2001	2001	0	0	0	50.00	50.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2020													Heated Area: 2798													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		5 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units		0 100																											
Quality			05	Quality Level 05																									
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	2,798	100	2,798	137,256																									
FOP	595	30	178	8,732																									
TOTALS			3,393	2,976	145,988																								
EXTRA FEATURES			85362 JOANN RD, YULEE																										
			BLD DATE 02/21/2008 KK												LGL DATE														
			XF DATE												LAND DATE														
			INC DATE												AG DATE														
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	0510	GARAGE WD-	0	100	24	24	576.00	SF	26.25	26.25	100	2005	2005	3	44	6,653													
4	0940	SHEDS/PORT	0	100	19	10	190.00	SF	30.00	30.00	100	2004	2004	3	24	1,368													
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	24	720													
6	0940	SHEDS/PORT	0	100	19	10	190.00	SF	30.00	30.00	100	2004	2004	3	24	1,368													
7	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	24	720													
8	1242	WD DECK A	0	100	0	0	69.00	SF	10.00	10.00	100	2005	2005	3	27	186													
9	0812	CONCRETE C	0	100	0	0	2,450.00	SF	4.00	4.00	100	2003	2003	3	84	8,232													
10	1242	WD DECK A	0	100	0	0	921.00	SF	10.00	10.00	100	2002	2002	3	21	1,934													
11	0940	SHEDS/PORT	0	100	24	9	216.00	SF	30.00	30.00	100	2002	2002	3	21	1,361													
12	0811	CONCRETE B	0	100	31	28	868.00	SF	5.20	5.20	100	2002	2002	3	83	3,746													
LAND DESCRIPTION										TOTAL OB/XF 26,288																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 11/12/2019 BY TWA 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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