

**BERRY VANELL G L/E/
85330 JOANN ROAD
YULEE, FL 32097**

42-2N-27-4612-0006-0120

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 1002100210002WOOD FRAME 1001.1.100010004DIST 01 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00BAS1,0561001,05624,010TOTALS1,0561,05624,010EXTRA FEATURES85330 JOANN RD, YULEE

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0820021,056116.600075.7980,034198319830070.0030.00Heated Area: 1056HX Base Yr 1998BAS1997

NASSAU COUNTY PROPERTY

PAGE 1 of 14VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE24,010TOTAL MARKET OB/XF VALUE14,916TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE118,926SOH/AGL Deduction73,151ASSESSED VALUE45,775TOTAL EXEMPTION VALUEHX HB25,000BASE TAXABLE VALUE20,775TOTAL JUST VALUE118,926NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE83,876SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2237/195811/15/2018QC U I I 11100GRANTOR: BERRY PAUL R & VANELLGRANTEE: BERRY PAUL MICHAEL0816/190812/16/1997WD Q Q I I 30,000GRANTOR: BERKE SUSAN MGRANTEE: BERRY PAUL & VANELLBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1997] W44 S24 E44 N24\$.LAND DESCRIPTIONTOTAL OB/XF14,916L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH100ORD0.000.001.00LT1.001.001.0080,000.0080,000.0080,000REVIEW DATE10/17/2017BY SBXTotal Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS