BLOCK 6 LOT 16
IN OR 1261/1541
R359522 & R359523

WALKER RONALD T & JANE F
85218 JOANN ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0006-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

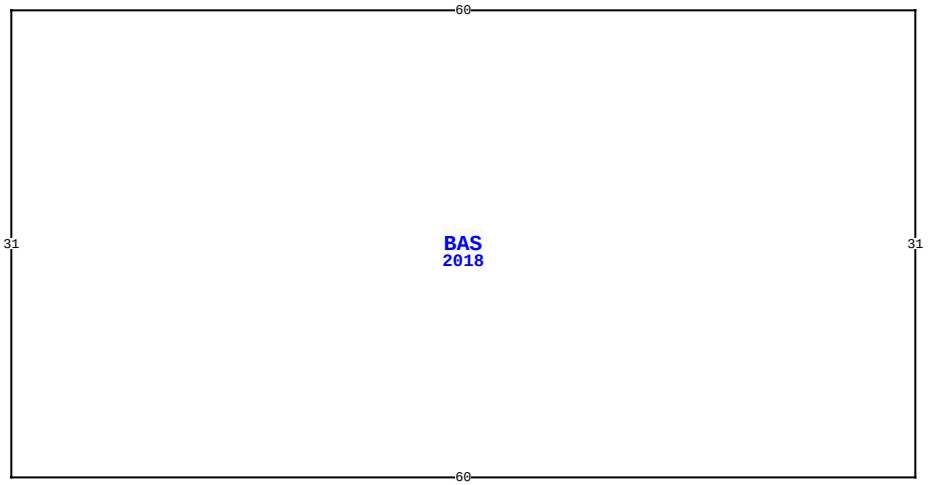
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	187,814
TOTALS	1,860		1,860	187,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	151.8400	106.29	197,699	2018	2018	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 0 Heated Area: 1860 HX Base Yr



85218 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		187,814
TOTAL MARKET OB/XF VALUE		4,372
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		272,186
SOH/AGL Deduction		98,242
ASSESSED VALUE		173,944
TOTAL EXEMPTION VALUE	HX HB VX SX	105,000
BASE TAXABLE VALUE		68,944
TOTAL JUST VALUE		272,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002586	CO ISSUED	0	05/30/2018
18003711	MH MOVE-ON	0	04/12/2018
E985125	CHNGE SRVC	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/1541	9/28/2004	WD	U	I	01	100
GRANTOR: MATRICARDI JANE F						
GRANTEE: WALKER RONALD & JAN						
0508/0713	1/15/1987	WD	Q	V		10,800
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: MATRICARDI JANE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 S31 E60 N31$.

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	2018	2018	3	99	3,465	
2	1242	WD DECK A	0	100	24	14	336.00	SF	10.00	10.00	100	2005	2005	3	27	907	

LAND DESCRIPTION

TOTAL OB/XF 4,372

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 09/01/2020 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS