BLOCK 6 LOT 20
IN OR 2077/1305
YULEE WOODS #2 PB 5/83 & 84

YERGY JOHN L L/E/
85110 JOANN ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0006-0200

BUILDING CHARACTERISTICS

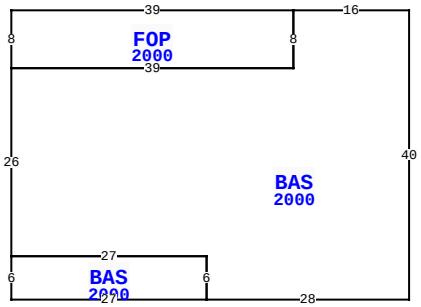
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

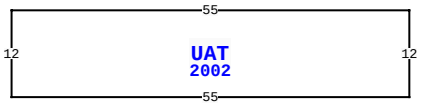
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	162	100	162	15,493
BAS	1,726	100	1,726	165,074
FOP	312	30	94	8,990
UAT	660	10	66	6,312
TOTALS	2,860		2,048	195,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,048	118.4000	106.86	218,849	2000	2000	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2002 Heated Area: 1888 HX Base Yr 2002





85110 JOANN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,541
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		289,541
SOH/AGL Deduction		135,369
ASSESSED VALUE		154,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,172
TOTAL JUST VALUE		289,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017863	NEW CONSTR	45,000	02/01/2002
B0007045	NEW CONSTR	90,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2077/1305	10/11/2016	QC	U	I	11	100
GRANTOR: YERGY JOHN L						
GRANTEE: BRUCE CALLIE						
0908/0685	11/17/1999	WD	U	V	01	100
GRANTOR: LEWIS ANITA Y						
GRANTEE: YERGY JOHN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 FOP=[YR=2000] W39 S8 E39 N8$ S8 W39 S26
BAS=[YR=2000] S6 E27 N6 W27$ E27 S6 E28 N40$PTR= E15
UAT=[YR=2002] E55 S12 W55 N12 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	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 10/18/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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IN OR 2077/1305
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

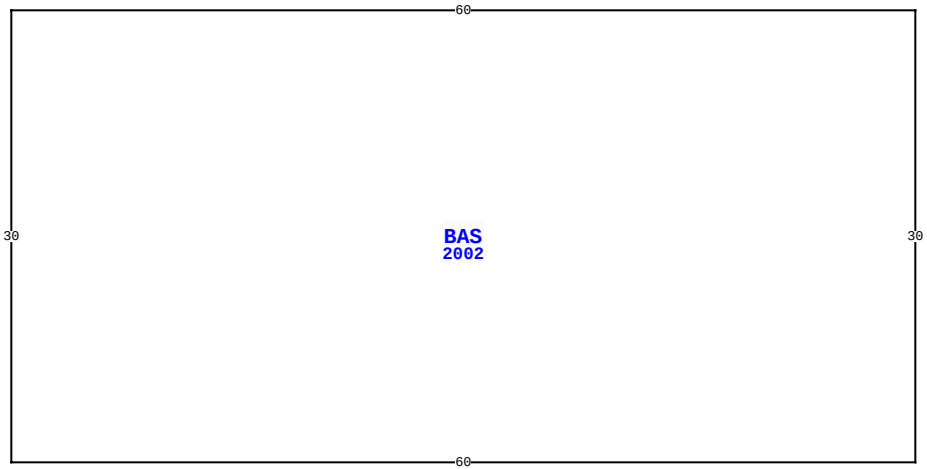
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	13,671
TOTALS	1,800		1,800	13,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	31.0000	10.85	19,530	2002	2002	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2002 Heated Area: 1800 HX Base Yr 2002



85110 JOANN RD, YULEE

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GRANTEE: BRUCE CALLIE						
0908/0685	11/17/1999	WD	U	V	01	100
GRANTOR: LEWIS ANITA Y						
GRANTEE: YERGY JOHN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W60 S30 E60 N30 $.

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

REVIEW DATE 10/18/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS