BLOCK 2 LOT 31
YULEE WOODS #2 PB 5/83 & 84

GRUNIK MATTHEW BRIAN/GRUNIK MICHAEL BRUTON
85129 JOANN ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

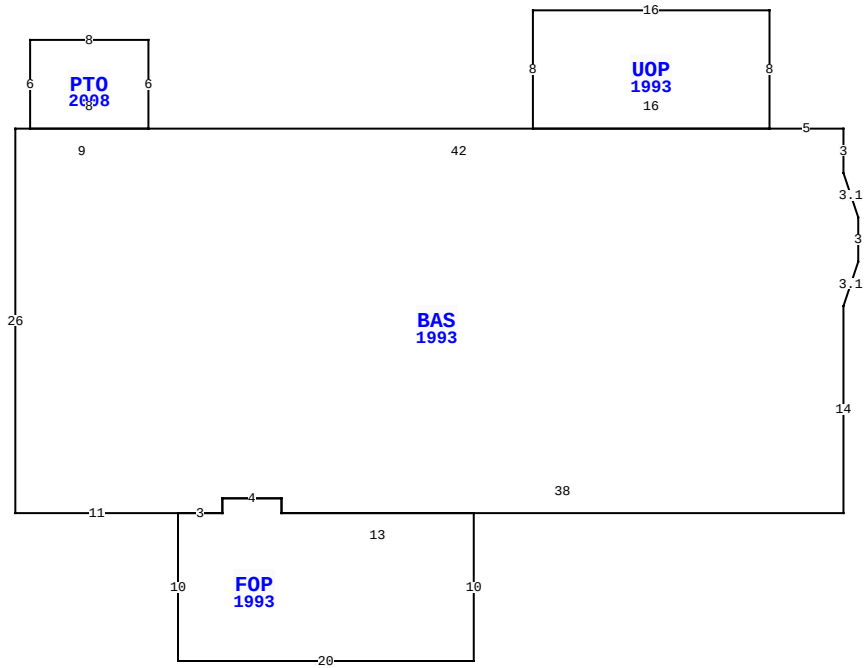
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,458	100	1,458	41,865
FOP	204	30	61	1,751
PTO	48	5	2	57
UOP	128	25	32	919
TOTALS	1,838		1,553	44,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,553	117.2000	82.04	127,408	1986	1996	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2022 Heated Area: 1458 HX Base Yr 2022



85129 JOANN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,593
TOTAL MARKET OB/XF VALUE		8,546
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		133,139
SOH/AGL Deduction		27,479
ASSESSED VALUE		105,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,660
TOTAL JUST VALUE		133,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991991	REPAIR/RRF	0	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/0265	1/22/2021	WD	Q	I	01	117,000
GRANTOR: MANNING CHAD W & ASHL						
GRANTEE: GRUNIK MATTHEW BRIA						
1587/1804	10/02/2008	WD	Q	I		110,000
GRANTOR: SUMPTER JILL N						
GRANTEE: MANNING CHAD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=1993] N8 W16 S8 E16$ W42
PTO=[YR=2008] N6 W8 S6 E8$ W9 S26 E11 FOP=[YR=1993] S10 E20
N10 W13 N1 W4 S1 W3$ E3 N1 E4 S1 E38 N14 U3 R1 N3 L1 U3
N3$.

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	0511	GARAGE CB-	0	100	12	20	240.00	SF	40.00	40.00	100	1991	1991	3	62	5,952	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
3	1242	WD DECK A	0	100	0	0	206.00	SF	10.00	10.00	100	2005	2005	3	24	494	

LAND DESCRIPTION

TOTAL OB/XF 8,546

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 10/28/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS