BLOCK 2 LOT 34
YULEE WOODS #2 PB 5/83 & 84

THOMAS ESTE III
85223 JOANN ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0340

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	08	SHT VINYL 100
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		1 100
Quality	03	Quality Level 03

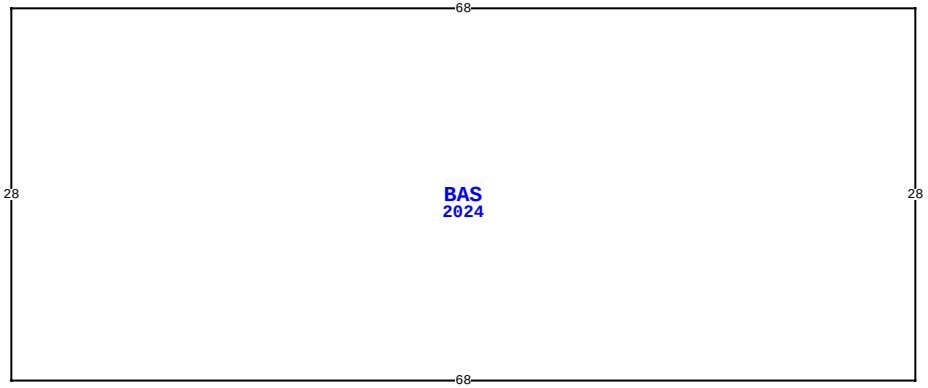
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	161,164
TOTALS	1,904		1,904	161,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,904	114.0000	85.50	162,792	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2024 Heated Area: 1904 HX Base Yr 2021



85223 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		161,164
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		241,164
SOH/AGL Deduction		19,970
ASSESSED VALUE		221,194
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,194
TOTAL JUST VALUE		241,164
NCON VALUE		161,164
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,596

DW/MH VIN: LOHGA20038554(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011049	CO ISSUED		08/28/2023
230008376	2024 LIVEOAK 72X2		06/29/2023
971896	MH MOVE-ON	0	08/01/1997
961458	MH MOVE-ON	0	08/01/1996
95-787	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0154	5/18/2020	WD	Q	I	02	65,000
GRANTOR: STAFFORD CHRISTINE M						
GRANTEE: THOMAS ESTE III						
2098/1029	10/19/2016	QC	U	I	11	100
GRANTOR: STAFFORD RYAN						
GRANTEE: STAFFORD CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E68 S28 W68 N28 $
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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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/27/2023 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS