BLOCK 2 LOT 44
YULEE WOODS #2 PB 5/83 & 84

MERRITT TYLER JOSEPH & DESTINY RACHEL
85497 JOANN ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0440

BUILDING CHARACTERISTICS

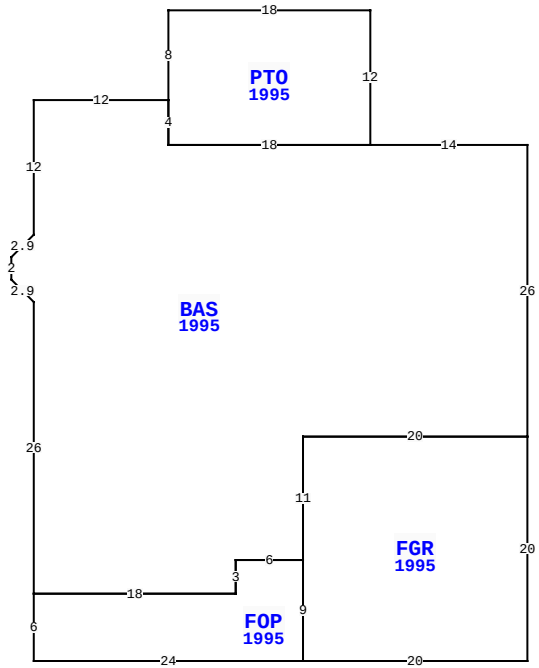
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,518	100	1,518	125,318
FGR	400	55	220	18,162
FOP	162	30	49	4,046
PTO	216	5	11	909
TOTALS	2,296		1,798	148,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	110.0000	104.50	187,891	1995	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1518 HX Base Yr



85497 JOANN RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,434
TOTAL MARKET OB/XF VALUE	3,319
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	231,753
SOH/AGL Deduction	0
ASSESSED VALUE	231,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,753
TOTAL JUST VALUE	231,753
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01732	NEW CONSTR	80,000	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/982	5/02/2024	WD	Q	I	01	369,900
GRANTOR: GWB PROPERTIES INC						
GRANTEE: MERRITT TYLER JOSEP						
2687/1215	12/29/2023	WD	Q	I	01	205,000
GRANTOR: OAKWOOD PROPERTY HOLD						
GRANTEE: GWB PROPERTIES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W14 W18 N4 W12 S12 D2L2 S2 D2R2 S26
E18 N3 E6 N11 E20 N26 $
FGR=[YR=1995;ORIG=-20,46] E20 N20 W20 S11 S9 $
PTO=[YR=1995;ORIG=-14,0] N12 W18 S8 S4 E18 $
FOP=[YR=1995;ORIG=-44,40] S6 E24 N9 W6 S3 W18 $
.

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	0940	SHEDS/PORT	0	0	24	12	288.00	SF	20.10	20.10	100	1992	1992	3	20	1,158	
2	0810	CONCRETE A	0	0	0	0	475.00	SF	6.50	6.50	100	1995	1995	3	70	2,161	

LAND DESCRIPTION

TOTAL OB/XF 3,319

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/05/2024 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS