BLOCK 6 LOT 3
YULEE WOODS #2 PB 5/83 & 84

BREEST MILDRED D L/E/
85590 JOANN RD
YULEE, FL 32097

2024

42-2N-27-4612-0006-0030

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 100
Interior Floo	14	CARPET 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		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

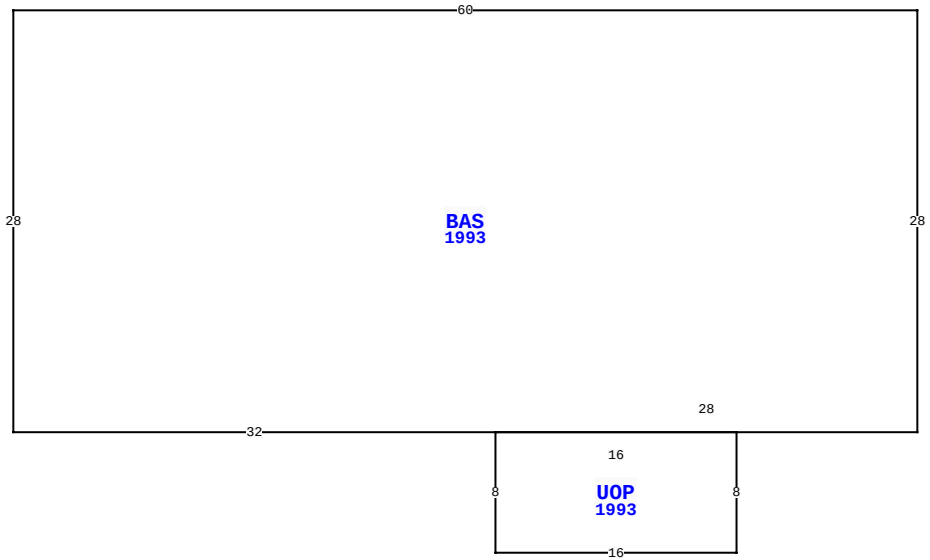
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	41,630
UOP	128	25	32	793
TOTALS	1,808		1,712	42,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,712	118.0000	82.60	141,411	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr



85590 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		42,423
TOTAL MARKET OB/XF VALUE		28,052
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		150,475
SOH/AGL Deduction		89,130
ASSESSED VALUE		61,345
TOTAL EXEMPTION VALUE	HX HB WX	41,345
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		150,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R981264	REPAIR/RRF	4,000	09/01/1998
4161	N/A	11,124	06/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/615	4/29/2024	LE	U	I	11	100
GRANTOR: BREEST MILDRED D						
GRANTEE: LOFTIS WANDA FAYE						
0802/0468	8/06/1997	WD	U	I	07	100
GRANTOR: BREEST W E & MILDRED						
GRANTEE: BREEST W E & MILDRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E32 UOP=[YR=1993] S8 E16 N8 W16 $ E28 N28 $.

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	0810	CONCRETE A	0	100	10	360	3,600.00	SF	6.50	6.50	100	1987	1987	3	52	12,168	
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1990	1990	3	20	1,000	
3	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1987	1987	3	20	4,704	
4	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	
5	0812	CONCRETE C	0	100	0	0	4,210.00	SF	4.00	4.00	100	1990	1990	3	59.5	10,020	

LAND DESCRIPTION

TOTAL OB/XF 28,052

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS