BLOCK 6 LOT 7 R498248
IN OR 597/270
YULEE WOODS #2 PB 5/83 & 84

REED RICHARD
85366 BLACKMON ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0006-0070

BUILDING CHARACTERISTICS

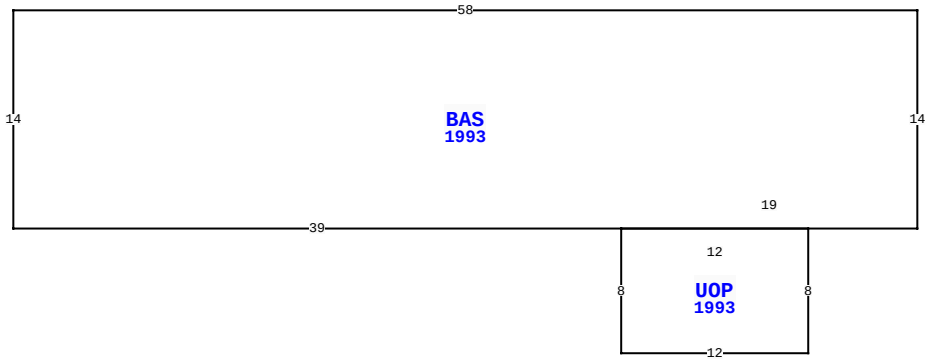
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	812	100	812	10,290
UOP	96	25	24	304
TOTALS	908		836	10,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	836	60.3400	42.24	35,313	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 812 HX Base Yr



85470 JOANN RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	10,594
TOTAL MARKET OB/XF VALUE	420
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	91,014
SOH/AGL Deduction	31,986
ASSESSED VALUE	59,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,028
TOTAL JUST VALUE	91,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8839	MH MOVE-ON	4,000	03/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0597/0270	5/15/1990	WD	Q	V		11,400
GRANTOR: FORD RONALD LEE						
GRANTEE: REED RICHARD						
0574/0558	7/14/1989	WD	U	V		8,800
GRANTOR: REED ANDREW MATTHEW						
GRANTEE: FORD RONALD LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S14 E39 UOP=[YR=1993] S8 E12 N8 W12 $ E19 N14 $.

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	0752	USP	0	0	14	10	140.00	SF	15.00	15.00	100	1992	1992	3	20	420	

LAND DESCRIPTION

TOTAL OB/XF 420

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	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 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