BLOCK 6 LOT 8
IN OR 491 PG 647
R621845 & R621846

MOORE TERRELL A & KIMBERLY M
85442 JOANN ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0006-0080

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 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

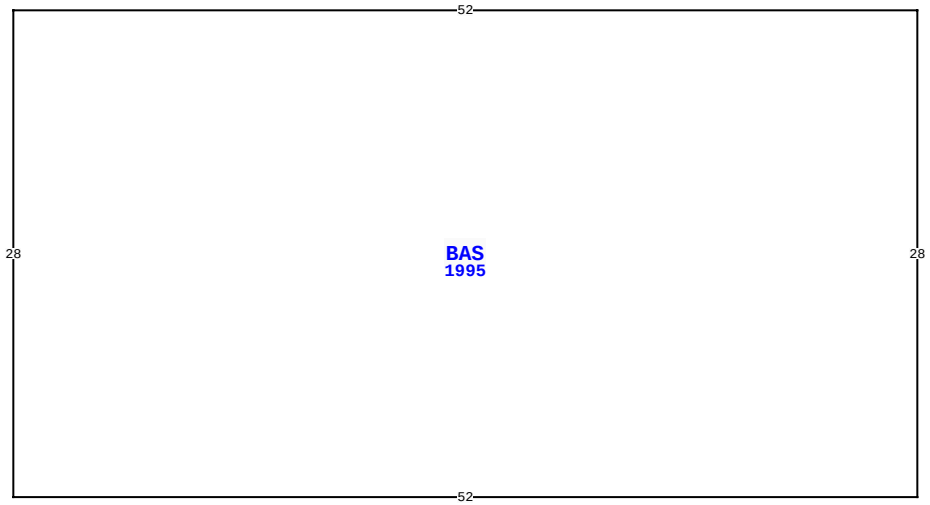
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	38,526
TOTALS	1,456		1,456	38,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	117.6000	88.20	128,419	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1456 HX Base Yr



85442 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		38,526
TOTAL MARKET OB/XF VALUE		6,602
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		125,128
SOH/AGL Deduction		64,710
ASSESSED VALUE		60,418
TOTAL EXEMPTION VALUE	HX HB	35,418
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0491/0647	6/01/1986	WD	Q	V		10,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W52 S28 E52 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	0	0	560.00	SF	6.50	6.50	100	1994	1994	3	68	2,475	
2	0940	SHEDS/PORT	0	100	18	14	252.00	SF	30.00	30.00	100	1997	1997	3	20	1,512	
3	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1999	1999	3	27	810	
4	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2003	2003	3	21	1,613	
5	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 6,602

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	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 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