BLOCK 6 LOT 11
IN OR 1100/1372
2001 MERIT QUAD/WIDE

BROWN ROBYN L
85362 JOANN ROAD
YULEE, FL 32097

**2024**

**42-2N-27-4612-0006-0110**

## 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 | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

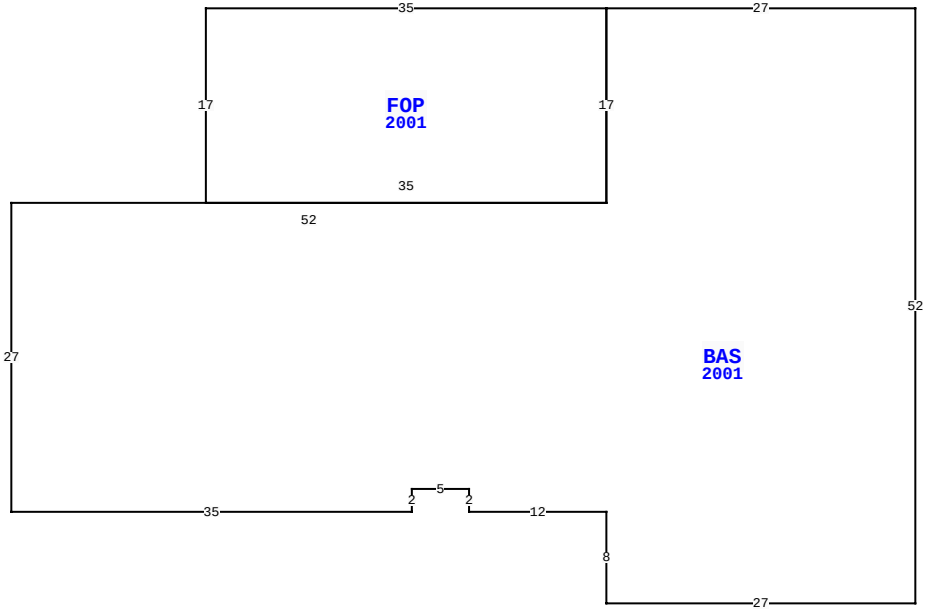
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,798 | 100 | 2,798 | 141,180 |
| FOP | 595 | 30 | 178 | 8,981 |
| TOTALS | 3,393 | | 2,976 | 150,162 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,976 | 140.1600 | 105.12 | 312,837 | 2001 | 2001 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ – 100% - 2020 Heated Area: 2798 HX Base Yr 2020




85362 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 | | 180,031 |
| TOTAL MARKET OB/XF VALUE | | 36,191 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 296,222 |
| SOH/AGL Deduction | | 98,145 |
| ASSESSED VALUE | | 198,077 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 148,077 |
| TOTAL JUST VALUE | | 296,222 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 293,872 |

BLDG:1:2: RP: 12430861 & 12430862 & 12430863 & 124

BLDG:1:1: QUAD-WIDE/MH/ID: FLHML2B661V24813(A/B/C/

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH013545 | MH MOVE-ON | 0 | 06/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1100/1372 | 12/13/2002 | WD | Q | I | | 25,000 |
| GRANTOR: SUBER DONALD E & DEBR | | | | | | |
| GRANTEE: BROWN ROBYN L | | | | | | |
| 0492/0455 | 7/01/1986 | WD | Q | V | | 10,800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W27 FOP=[YR=2001] W35 S17 E35 N17$ S17 W52 S27 E35 N2 E5 S2 E12 S8 E27 N52$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 24 | 576.00 | SF | 26.25 | 26.25 | 100 | 2005 | 2005 | 3 | 40 | 6,048 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 19 | 10 | 190.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 22 | 1,254 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 22 | 660 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 19 | 10 | 190.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 22 | 1,254 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 10 | 100.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 22 | 660 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 69.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 24 | 166 | |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,450.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 8,134 | |
| 8 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 921.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 1,842 | |
| 9 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 9 | 216.00 | SF | 30.00 | 30.00 | 100 | 2002 | 2002 | 3 | 20 | 1,296 | |
| 10 | 0811 | CONCRETE B | 0 | 100 | 31 | 28 | 868.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 82 | 3,701 | |

TOTAL OB/XF 25,015

## LAND DESCRIPTION

| 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 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

BLOCK 6 LOT 11
IN OR 1100/1372
2001 MERIT QUAD/WIDE

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**2024**

**42-2N-27-4612-0006-0110**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

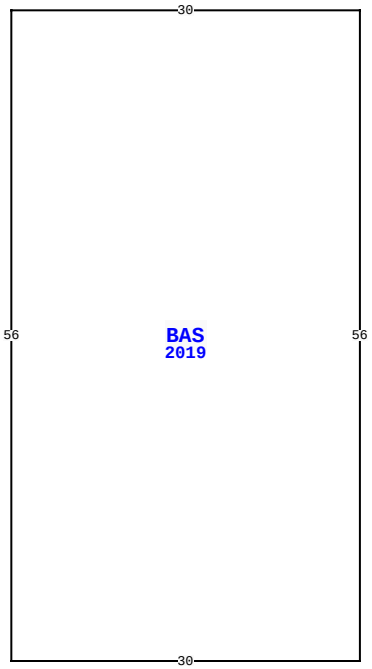
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4048.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,680 | 100 | 1,680 | 29,869 |
| TOTALS | 1,680 | | 1,680 | 29,869 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,680 | 52.9000 | 18.52 | 31,114 | 2019 | 2019 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES – 100% - 2020 Heated Area: 1680 HX Base Yr 2020




85362 JOANN RD, YULEE

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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|---|---|---|---|---|---|---|
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| GRANTOR: SUBER DONALD E & DEBR | | | | | | |
| GRANTEE: BROWN ROBYN L | | | | | | |
| 0492/0455 | 7/01/1986 | WD | Q | V | | 10,800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W30 S56 E30 N56$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 85 | 2,975 | |
| 12 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 592.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 98 | 3,017 | |
| 13 | 0681 | POLE SHED | 0 | 100 | 24 | 16 | 384.00 | SF | 15.00 | 15.00 | 100 | 2019 | 2019 | 3 | 90 | 5,184 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,176

| 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 |
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