BLOCK 6 LOT 21
R434118 & R434119
IN OR 610 PG 2

MICKEL JAMES F & BARBARA JANE
85072 JOANN ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0006-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

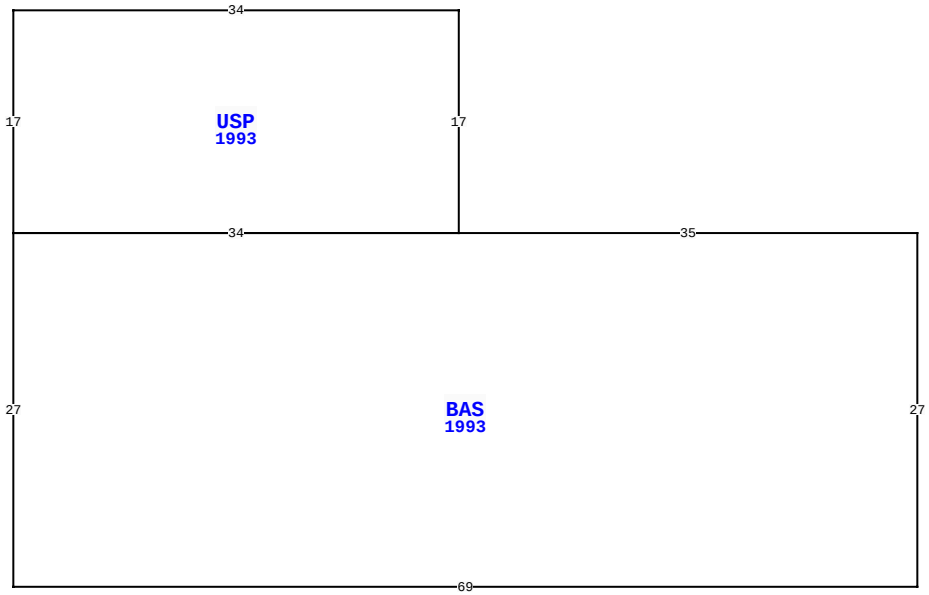
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,863	100	1,863	46,009
USP	578	50	289	7,137
TOTALS	2,441		2,152	53,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,152	117.6000	82.32	177,153	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1863 HX Base Yr



85072 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		53,146
TOTAL MARKET OB/XF VALUE		33,918
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		167,064
SOH/AGL Deduction		88,826
ASSESSED VALUE		78,238
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,238
TOTAL JUST VALUE		167,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z981079	OTHER	0	11/01/1998
973600	NEW CONSTR	600	04/01/1997
973768	GARAGE	17,920	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0610/0002	10/17/1990	WD	Q	V		13,300
GRANTOR: WADE JACKSON & KATHY						
GRANTEE: MICKEL JAMES & B J						
0491/0639	6/01/1986	WD	Q	V		10,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 USP=[YR=1993] N17 W34 S17 E34 $ W34 S27 E69 N27 $.

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	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1997	1997	3	25	750	
2	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	1997	1997	3	73	2,657	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
4	0511	GARAGE CB-	0	100	31	31	961.00	SF	40.00	40.00	100	1997	1997	3	73	28,061	

LAND DESCRIPTION

TOTAL OB/XF 33,918

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