BLOCK 6 LOT 22
IN OR 490 PG 602
YULEE WOODS #2 PB 5/83 & 84

MILLER SHARON
85050 JOANN ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0006-0220

BUILDING CHARACTERISTICS

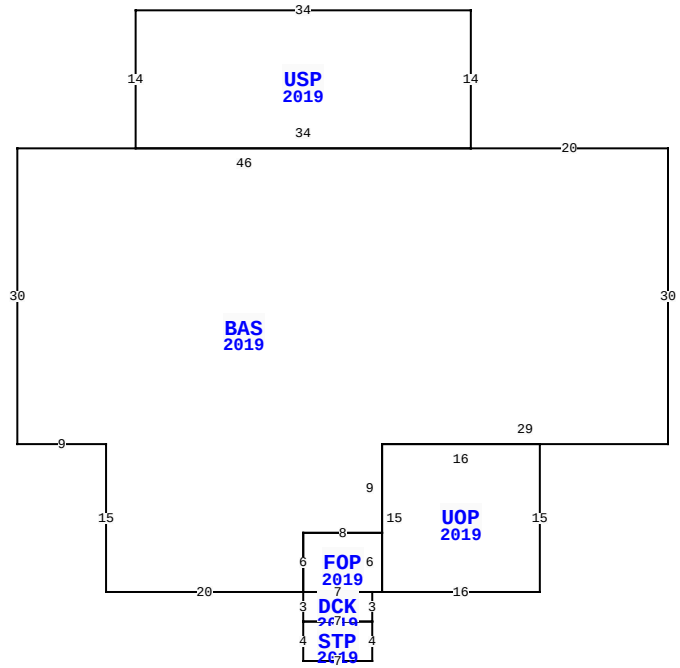
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
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	2,352	100	2,352	215,307
DCK	21	15	3	275
FOP	48	30	14	1,282
STP	28	10	3	275
UOP	240	25	60	5,493
USP	476	50	238	21,787
TOTALS	3,165		2,670	244,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,670	128.4800	96.36	257,281	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 0 Heated Area: 2352 HX Base Yr



85050 JOANN RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,417
TOTAL MARKET OB/XF VALUE		10,638
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		335,055
SOH/AGL Deduction		102,991
ASSESSED VALUE		232,064
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		177,064
TOTAL JUST VALUE		335,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000881	CO ISSUED	0	01/29/2019
B1429217	GARAGE	13,381	08/01/2014
6952	MH MOVE-ON	36,500	09/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0490/0602	6/01/1986	WD	Q	V		10,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 USP=[YR=2019] N14 W34 S14 E34$ W46 S30 E9 S15 E20 DCK=[YR=2019] S3 STP=[YR=2019] S4 E7 N4 W7$ E7 N3 FOP=[YR=2019] E1 UOP=[YR=2019] E16 N15 W16 S15$ N6 W8 S6 E7$ W7$ N6 E8 N9 E29 N30$.

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	0351	CARPORT MT	0	100	20	16	320.00	SF	10.00	10.00	100	2014	2014	3	65	2,080	
2	0510	GARAGE WD-	0	100	10	20	200.00	SF	35.00	35.00	100	2014	2014	3	75	5,250	
3	1242	WD DECK A	0	100	15	13	195.00	SF	10.00	10.00	100	2019	2019	3	86	1,677	
4	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	2019	2019	3	98	1,631	

LAND DESCRIPTION

TOTAL OB/XF 10,638

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 07/02/2019 BY TWMB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS