BLOCK 2 LOT 29
R235946 & R235947
PT OR 484 PG 48

GOODWIN HAROLD C & JUNE W
85075 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

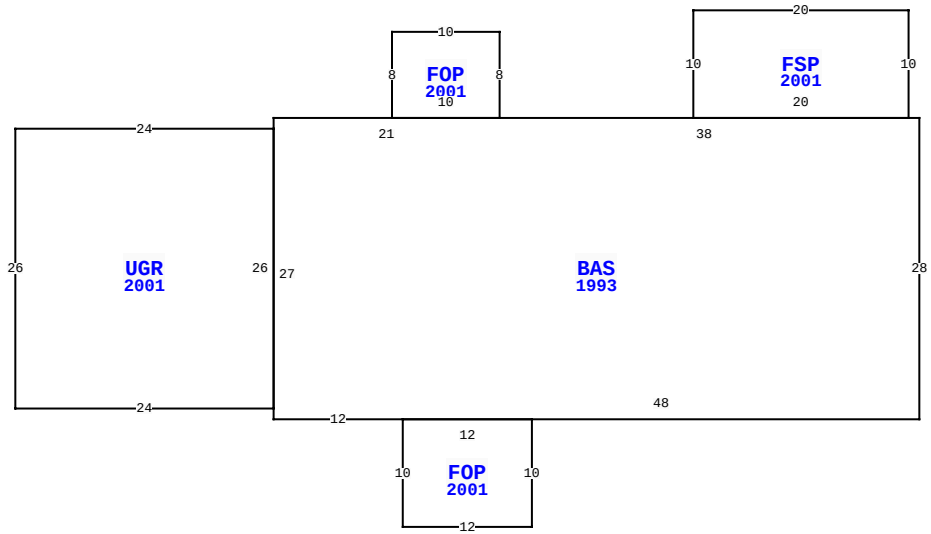
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	49,997
FOP	80	30	2001	24	714
FOP	120	30	2001	36	1,071
FSP	200	60	2001	120	3,571
UGR	624	45	2001	281	8,363
TOTALS	2,704			2,141	63,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,141	124.0000	99.20	212,387	1986	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr



85075 JOANN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		63,716
TOTAL MARKET OB/XF VALUE		8,792
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		157,508
SOH/AGL Deduction		98,828
ASSESSED VALUE		58,680
TOTAL EXEMPTION VALUE	HX HB	33,680
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017819	NEW CONSTR	100	03/01/2001
B0107970	GARAGE	15,000	02/01/2001
B0107977	GARAGE	12,100	02/01/2001
B0107969	REPAIR/RRF	4,000	02/01/2001
B0107968	GARAGE	4,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FSP=[YR=2001] N10 W20 S10 E20 $ W38
FOP=[YR=2001] N8 W10 S8 E10 $ W21 S1 UGR=[YR=2001] W24 S26
E24 N26 $ S27 E12 FOP=[YR=2001] S10 E12 N10 W12 $ E48 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1994	1994	3	20	720	
3	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	2001	2001	3	28	5,174	
4	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50	6.50	100	2001	2001	3	79	868	

LAND DESCRIPTION

TOTAL OB/XF 8,792

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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS