BLOCK 2 LOT 30
IN OR 486 PG 433
YULEE WOODS #2 PB 5/83 & 84

WELLS HOWARD E III & DONNA G
85109 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0300

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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

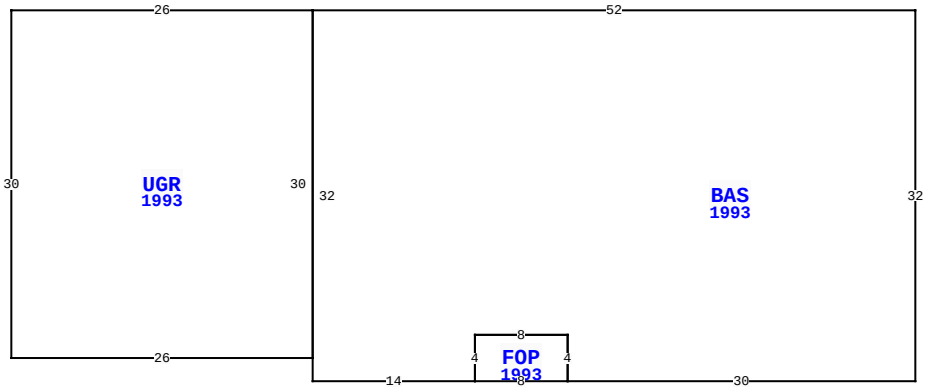
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1993	1,632	143,255
FOP	32	30	1993	10	878
UGR	780	45	1993	351	30,810
TOTALS	2,444			1,993	174,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,993	103.8800	103.88	207,033	1991	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 0 Heated Area: 1632 HX Base Yr



85109 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		174,943
TOTAL MARKET OB/XF VALUE		643
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		260,586
SOH/AGL Deduction		134,094
ASSESSED VALUE		126,492
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,770
TOTAL JUST VALUE		260,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5935	H/AC	4,500	05/19/1989
4119	NEW CONSTR	47,883	05/26/1987
3937	NEW CONSTR	4,500	01/06/1987
2011	H/AC	3,180	01/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0486/0433	4/01/1986	WD	Q	V		10,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 UGR=[YR=1993] W26 S30 E26 N30$ S32 E14
FOP=[YR=1993] E8 N4 W8 S4$ N4 E8S4 E30 N32$.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1993	1993	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 643

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	0006	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