BLOCK 2 LOT 34
YULEE WOODS #2 PB 5/83 & 84

THOMAS ESTE III
85223 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0340

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	08	SHT VINYL 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		1 100
Quality	03	Quality Level 03

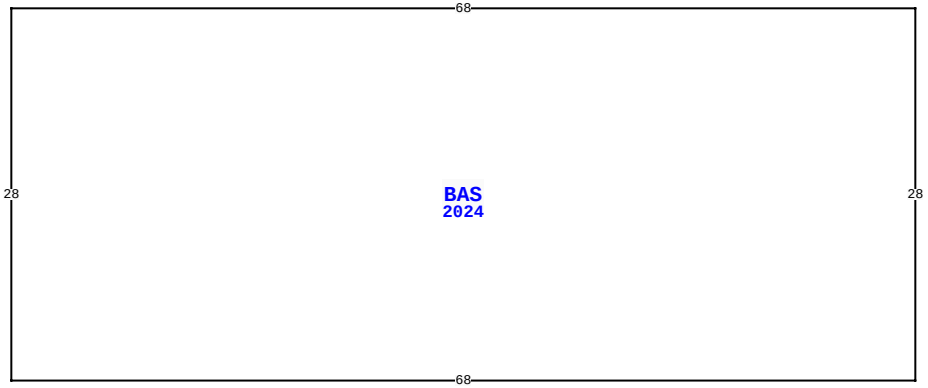
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2024	1,904	182,653
TOTALS	1,904			1,904	182,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,904	114.0000	96.90	184,498	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2024 Heated Area: 1904 HX Base Yr 2021



85223 JOANN RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		182,653
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		267,653
SOH/AGL Deduction		40,044
ASSESSED VALUE		227,609
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,887
TOTAL JUST VALUE		267,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,164

DW/MH VIN: LOHGA20038554(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011049	CO ISSUED		08/28/2023
230008376	2024 LIVEOAK 72X2		06/29/2023
971896	MH MOVE-ON	0	08/01/1997
961458	MH MOVE-ON	0	08/01/1996
95-787	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0154	5/18/2020	WD	Q	I	02	65,000
GRANTOR: STAFFORD CHRISTINE M						
GRANTEE: THOMAS ESTE III						
2098/1029	10/19/2016	QC	U	I	11	100
GRANTOR: STAFFORD RYAN						
GRANTEE: STAFFORD CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E68 S28 W68 N28 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/03/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS