BLOCK 2 LOT 36
IN OR 486 PG 806
R235973 & R235974

LOWDENSLAGER PATRICIA A
85275 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

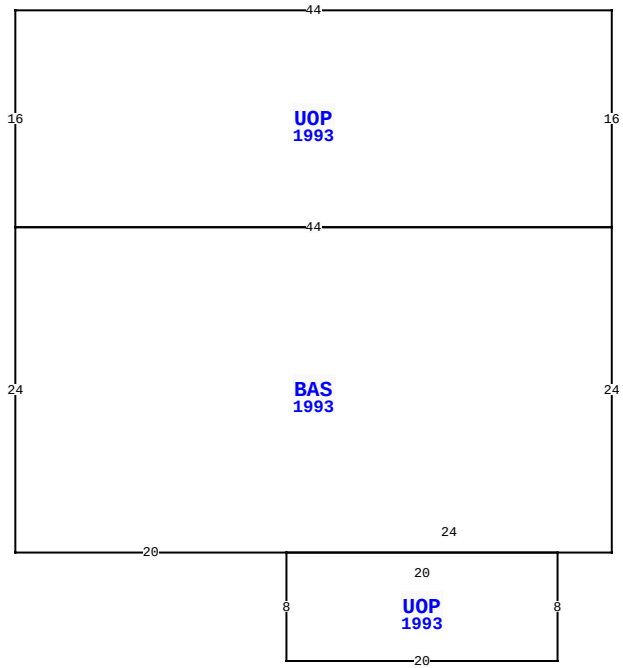
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	29,298
UOP	160	25	1993	40	1,110
UOP	704	25	1993	176	4,883
TOTALS	1,920			1,272	35,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,272	115.6000	92.48	117,635	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1056 HX Base Yr



85275 JOANN RD, YULEE

BLD DATE	05/04/2015 KK	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		35,290
TOTAL MARKET OB/XF VALUE		4,911
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		125,201
SOH/AGL Deduction		81,637
ASSESSED VALUE		43,564
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,564
TOTAL JUST VALUE		125,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0486/0806	4/01/1986	WD	Q	V		10,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W44 S16 BAS=[YR=1993] S24 E20 UOP=[YR=1993] S8 E20 N8 W20$ E24 N24 W44$ E44 N16$.

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	0350	CARPORT WD	0	100	25	22	550.00	SF	13.00	13.00	100	1989	1989	3	20	1,430	
2	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	1989	1989	3	54.5	638	
3	0812	CONCRETE C	0	100	0	0	1,304.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,843	

LAND DESCRIPTION

TOTAL OB/XF 4,911

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 02/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS