BLOCK 2 LOT 39
YULEE WOODS #2 PB 5/83 & 84

JOANN RD LLC
1255 FORREST DR
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4612-0002-0390

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

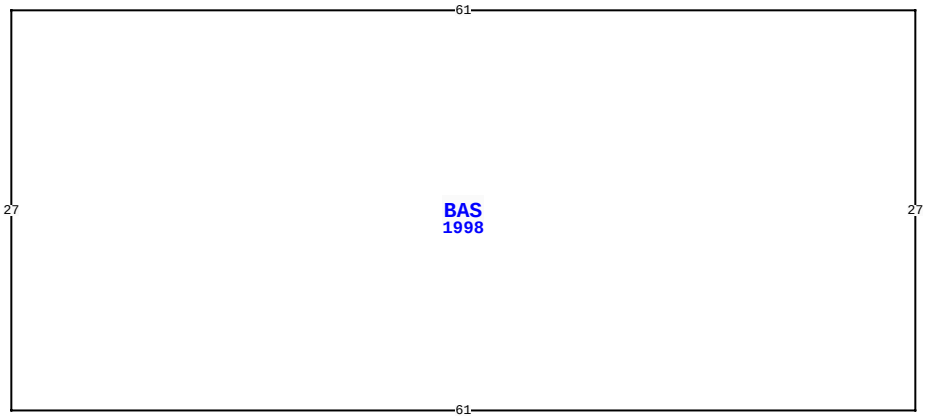
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1998	1,647	65,630
TOTALS	1,647			1,647	65,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	117.2000	99.62	164,074	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 2025 Heated Area: 1647 HX Base Yr



85359 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	65,630
TOTAL MARKET OB/XF VALUE	80
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	150,710
SOH/AGL Deduction	0
ASSESSED VALUE	150,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,710
TOTAL JUST VALUE	150,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982166	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2699/1700	3/14/2024	QC	U	I	11	100
GRANTOR: KERRY MARK & SANDRA						
GRANTEE: JOANN RD LLC						
2693/96	1/29/2024	SW	Q	I	01	182,500
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: KERRY MARK & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W61 S27 E61 N27$.

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	1242	WD DECK A	0	0	5	8	40.00	SF	10.00	10.00	100	1998	1998	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 80

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	0		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