BLOCK 2 LOT 40
IN OR 1862/1996
YULEE WOODS #2 PB 5/83 & 84

BLOCKER ROBERT L
85385 JOANN RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

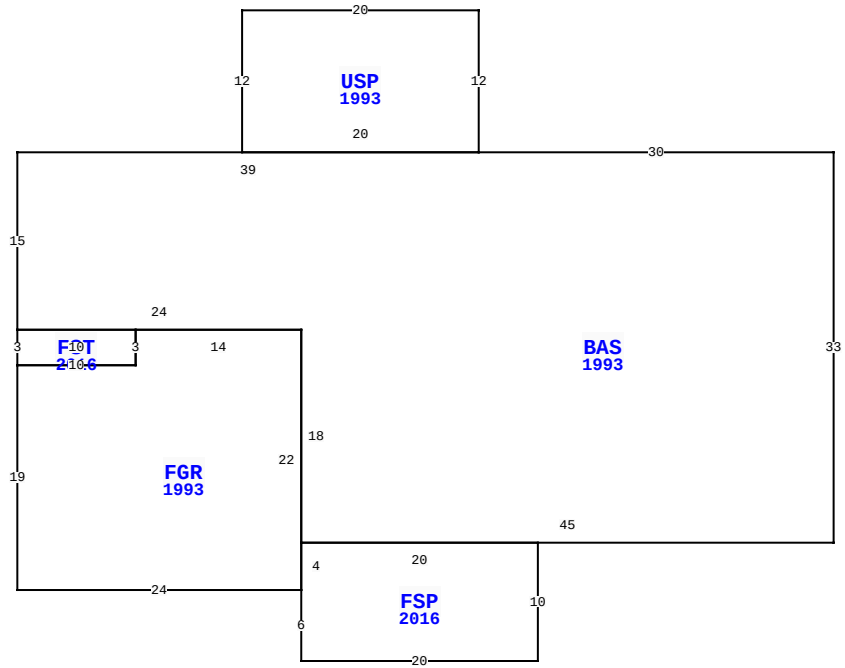
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,845	100	1993	1,845	185,121
FGR	498	55	1993	274	27,492
FSP	200	40	2016	80	8,027
FST	30	55	2016	16	1,606
USP	240	30	1993	72	7,225
TOTALS	2,813			2,287	229,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	134.2257	134.23	306,984	1989	1989	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 2014 Heated Area: 1845 HX Base Yr 2014



85385 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		242,228
TOTAL MARKET OB/XF VALUE		72,086
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		399,314
SOH/AGL Deduction		122,222
ASSESSED VALUE		277,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,370
TOTAL JUST VALUE		399,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001032	SWIM POOL	44,000	03/01/2017
5874	NEW CONSTR	77,968	07/17/1989
5054	ADDITION	2,040	07/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1862/1996	6/17/2013	QC	U	I	11	100
GRANTOR: BLOCKERS SEPTIC SERVI						
GRANTEE: BLOCKER ROBERT L						
1821/1269	10/22/2012	WD	Q	I	02	112,500
GRANTOR: SHAPCOTT ROY A & DIAN						
GRANTEE: BLOCKERS SEPTIC SER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 USP=[YR=1993] N12 W20 S12 E20$ W39 S15
FST=[YR=2016] S3 FGR=[YR=1993] S19 E24 FSP=[YR=2016] S6 E20
N10 W20 S4$N22 W14 S3 W10$ E10 N3 W10$ E24 S18 E45 N33$.

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	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,984	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0812	CONCRETE C	0	100	0	0	2,454.00	SF	4.00	4.00	100	2013	2013	3	93	9,129	
4	0855	CONC PAVER	0	100	0	0	1,663.00	SF	10.00	10.00	100	2024	2019		97	16,131	
5	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2024	2019		87	37,862	
6	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2024	2019		87	4,176	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2019		94	564	

LAND DESCRIPTION

TOTAL OB/XF 72,086

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 02/22/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

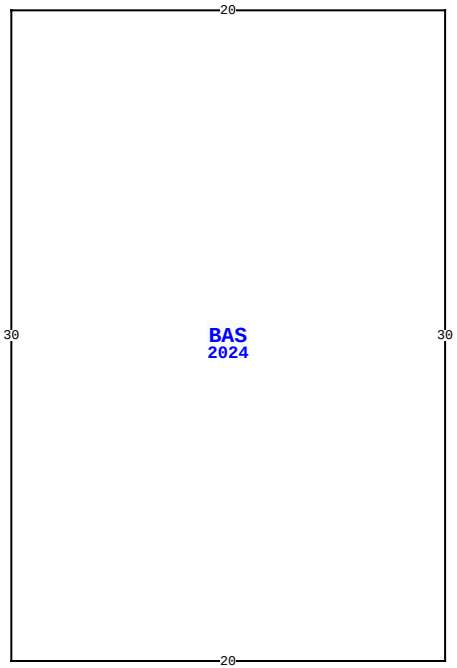
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	600	100	2024	600	12,757
TOTALS	600			600	12,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	60.5000	22.38	13,428	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2014



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GRANTOR: SHAPCOTT ROY A & DIAN						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S30 W20 N30 $
.

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

REVIEW DATE 02/22/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS