BLOCK 2 LOT 41
IN OR 497 PG 950
YULEE WOODS #2 PB 5/83 & 84

BLOCKER ROBERT L
85417 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

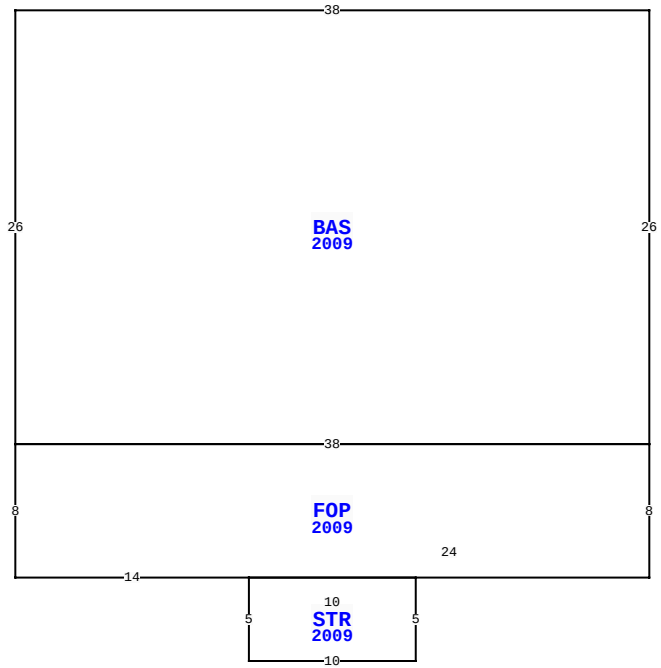
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	2009	988	109,436
FOP	304	30	2009	91	10,080
STR	50	10	2009	5	554
TOTALS	1,342			1,084	120,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,084	129.5532	129.55	140,432	1990	1995	0	0	0	14.50	85.50

2 SINGLE FAM – 0% - 0 Heated Area: 988 HX Base Yr



85417 JOANN RD, YULEE

BLD DATE	05/04/2015	KKX	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	120,069
TOTAL MARKET OB/XF VALUE	10,750
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	215,819
SOH/AGL Deduction	12,789
ASSESSED VALUE	203,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,030
TOTAL JUST VALUE	215,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22122	CO ISSUED	0	11/01/2009
B22122	HOUSEMVING	14,000	12/10/2008
E21473	ELEC OTHER	0	12/01/2008
M14283	MECH OTHER	0	12/01/2008
P13589	OTHER	0	12/01/2008
7266	MH MOVE-ON	900	05/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0497/0950	9/01/1986	WD	Q	V		10,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W38 S26 FOP=[YR=2009] S8 E14 STR=[YR=2009] S5 E10 N5 W10$ E24 N8 W38$ E38 N26$.

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	0681	POLE SHED	0	0	6	12	72.00	SF	15.00	15.00	100	1990	1990	3	20	216	
2	0510	GARAGE WD-	0	0	22	24	528.00	SF	21.00	21.00	100	2005	2005	3	36	3,992	
3	0092	AUTO GATE	0	0	0	0	1.00	UT	1,225.00	1,225.00	100	2006	2006	3	24	294	
4	0855	CONC PAVER	0	0	0	0	142.00	SF	5.00	5.00	100	2009	2009	3	89	632	
5	0855	CONC PAVER	0	0	0	0	757.00	SF	5.00	5.00	100	2016	2016	3	95	3,596	
6	0810	CONCRETE A	0	0	88	3	264.00	SF	6.50	6.50	100	2012	2012	3	92	1,579	
7	0825	BRICK	0	0	18	4	72.00	SF	6.25	6.25	100	2012	2012	3	98	441	

LAND DESCRIPTION

TOTAL OB/XF 10,750

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS