BLOCK 2 LOT 45
1995 FLEE SW/MH
YULEE WOODS #2 PB 5/83 & 84

GRAY-LINDAMOOD CATRINA
85537 JOANN RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0450

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06

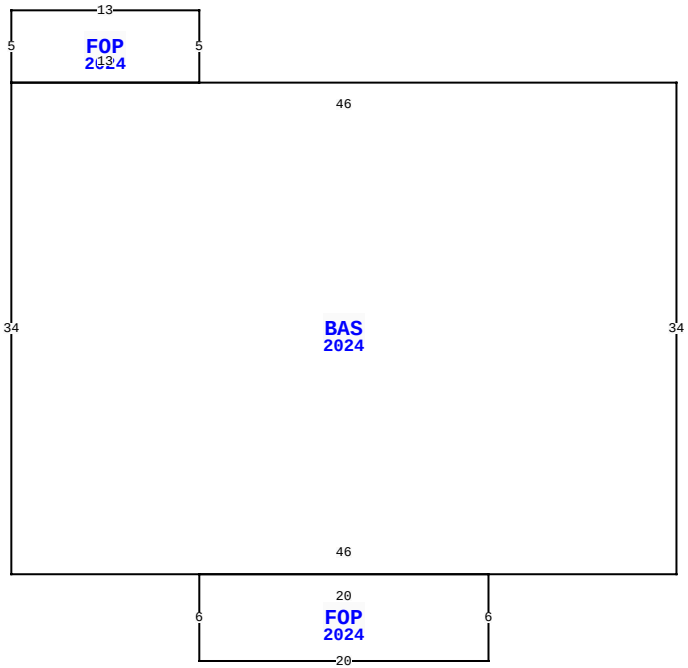
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2024	1,564	202,538
FOP	65	30	2024	20	2,590
FOP	120	30	2024	36	4,662
TOTALS	1,749			1,620	209,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	129.4992	129.50	209,790	2023	2023	0	0	0	0.00	100.00

2 SINGLE FAM – 100% - 2024 Heated Area: 1564 HX Base Yr 2019



85537 JOANN RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,790
TOTAL MARKET OB/XF VALUE		1,526
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		296,316
SOH/AGL Deduction		51,674
ASSESSED VALUE		244,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,920
TOTAL JUST VALUE		296,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010719	CO ISSUED		08/21/2023
22015288	NEW CONSTR	241,339	10/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/0568	2/19/2019	QC	U	I	11	100
GRANTOR: LINDAMOOD MOSES A						
GRANTEE: GRAY-LINDAMOOD CATR						
1360/0276	10/19/2005	WD	Q	I		84,000
GRANTOR: GRIFFIN GREG W & JUDI						
GRANTEE: LINDAMOOD MOSES A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E46 S34 W46 N34 $
FOP=[YR=2024;ORIG=10,10] E13 N5 W13 S5 $
FOP=[YR=2024;ORIG=23,44] E20 S6 W20 N6 $
.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	
2	0351	CARPORT MT	0	100	16	12	192.00	SF	8.50	8.50	100	2000	2000	3	20	326	

LAND DESCRIPTION

TOTAL OB/XF 1,526

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 06/29/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS