

BLOCK 2 LOT 47
IN OR 2158/1112
R359540 & R359541

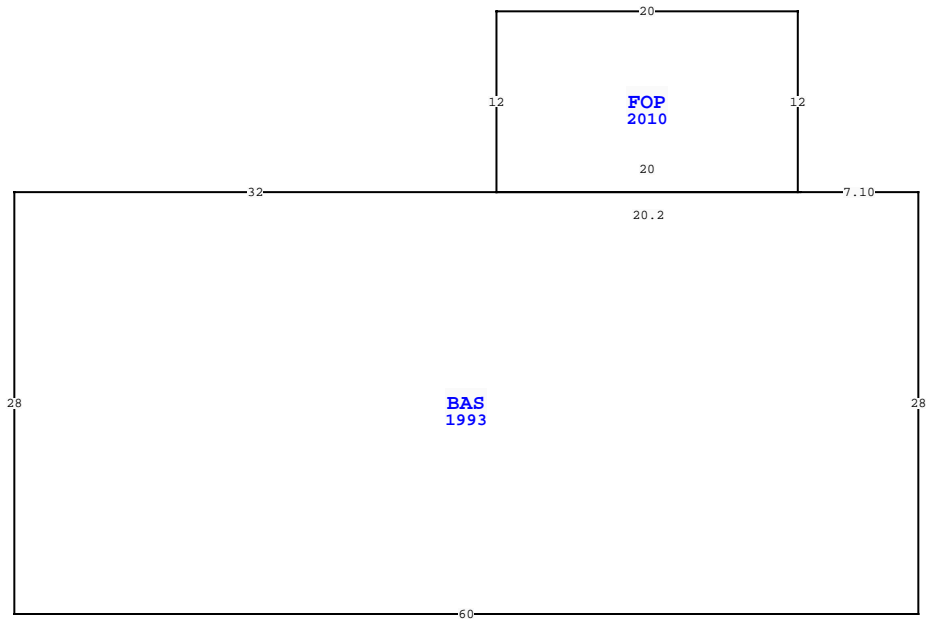
GRAVES CHARLOTTE M
85589 JOANN RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0470

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	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	
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
BAS	1,680	100	1993
FOP	240	30	2010
TOTALS	1,920		
			1,752
			51,803

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,752	123.2000	98.56	172,677	1985	1985	0	0	70.00	30.00
1 M/H 93- - 100% - 2019 Heated Area: 1680 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			51,803
TOTAL MARKET OB/XF VALUE			1,498
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			138,301
SOH/AGL Deduction			72,281
ASSESSED VALUE			66,020
TOTAL EXEMPTION VALUE	HX HB WX		46,020
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			138,301
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-0123	GAS PUMPS	1,900	06/01/1993
5499	CARPORT	4,500	02/03/1989
7338	MH MOVE-ON	33,000	06/17/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/1112	11/17/2017	TD	U	I	11	100
GRANTOR: SHUFORD HORACE E LIVI						
GRANTEE: GRAVES CHARLOTTE M						
1082/1922	9/26/2002	WD	Q	I	01	100
GRANTOR: SHUFORD HORACE E						
GRANTEE: SHUFORD HORACE E TR						

EXTRA FEATURES																
L N	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	24	24			13.00	100	1989	1989	3	20	1,498	

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

BUILDING NOTES											
85589 JOANN RD, YULEE											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] D0L7.10 U0L20.2 W32 S28 E60 N28 \$											
FOP=[YR=2010;ORIG=-8,0] W20 N12 E20 S12 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							