BLOCK 6 LOT 1
IN OR 710 PG 317
R334101 & R334102

WILLIAMS DORIS A
85642 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

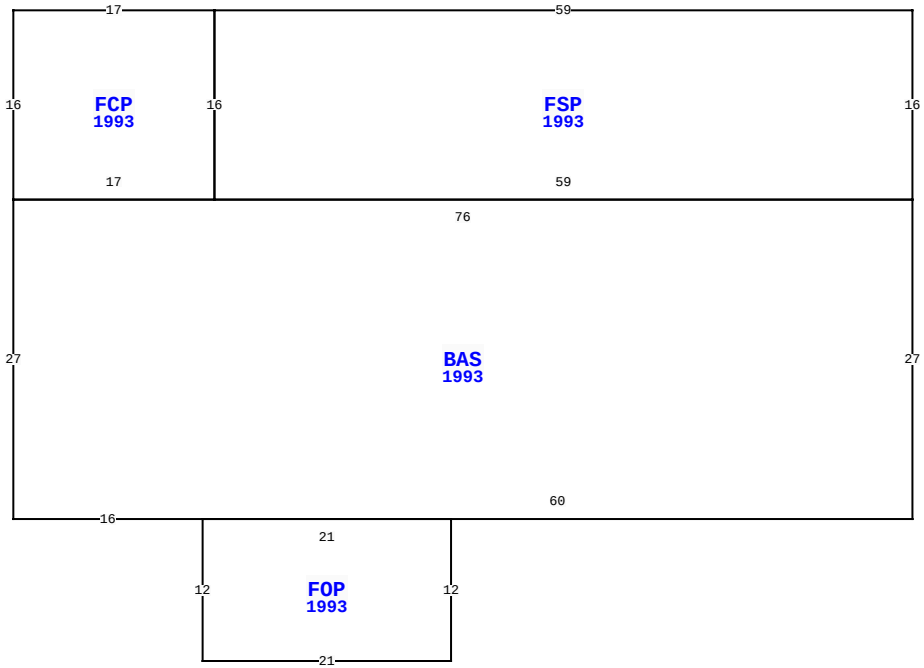
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1993	2,052	56,734
FCP	272	25	1993	68	1,880
FOP	252	30	1993	76	2,101
FSP	944	60	1993	566	15,649
TOTALS	3,520			2,762	76,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,762	115.2000	92.16	254,546	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2052 HX Base Yr



85642 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		76,364
TOTAL MARKET OB/XF VALUE		1,030
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		162,394
SOH/AGL Deduction		106,296
ASSESSED VALUE		56,098
TOTAL EXEMPTION VALUE	HX HB WX	36,098
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		162,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 635	MH MOVE-ON	28,000	09/01/1994
5351	ADDITION	20,179	12/06/1988
5280	ADDITION	1,700	11/03/1988
5107	REPAIR/RRF	315	08/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0317	7/29/1994	WD	Q	I		65,500
GRANTOR: TOWNSEND THOMAS & SHA						
GRANTEE: WILLIAMS JAMES C &						
0513/0107	3/13/1987	MS	U	V		27,800
GRANTOR: DRAWBOND WM & JULIA						
GRANTEE: TOWNSEND THOMAS & S						

BUILDING NOTES

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	0350	CARPORT WD	0	100	30	20	600.00	SF	8.58	8.58	100	1988	1988	3	20	1,030	

BUILDING DIMENSIONS

FSP=[YR=1993] W59 FCP=[YR=1993] W17 S16 BAS=[YR=1993] S27 E16 FOP=[YR=1993] S12 E21 N12 W21$ E60 N27 W76$E17 N16$ S16E59 N16$.

LAND DESCRIPTION

TOTAL OB/XF 1,030

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 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