BLOCK 6 LOT 2
YULEE WOODS #2 PB 5/83-84

MILLER JAY HENRY
85618 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

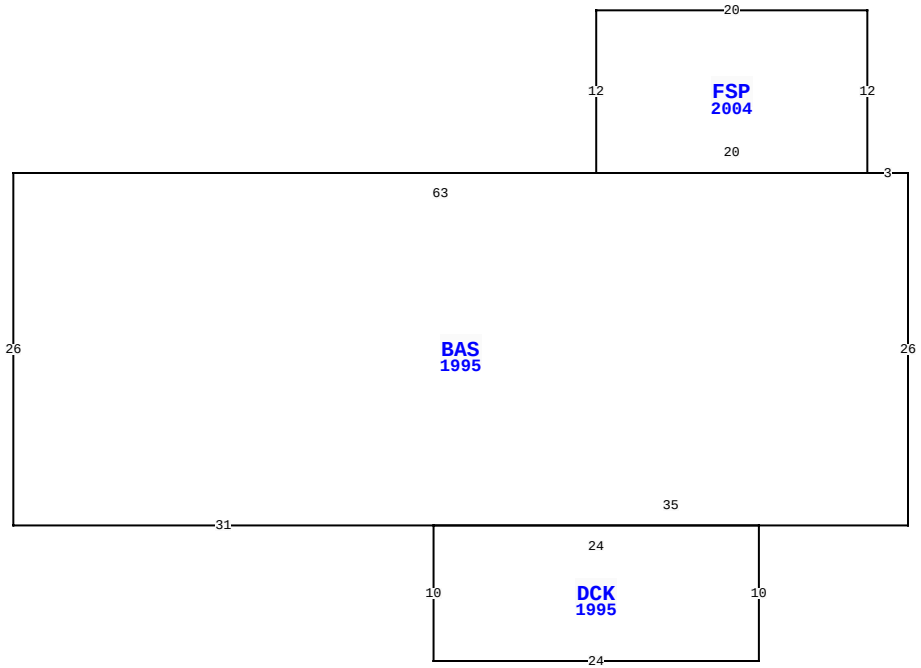
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,716	100	1995	1,716	48,268
DCK	240	15	1995	36	1,013
FSP	240	60	2004	144	4,050
TOTALS	2,196			1,896	53,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,896	117.2000	93.76	177,769	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1716 HX Base Yr 2006



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

85618 JOANN RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,331
TOTAL MARKET OB/XF VALUE		6,335
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		144,666
SOH/AGL Deduction		85,908
ASSESSED VALUE		58,758
TOTAL EXEMPTION VALUE	HX HB	33,758
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311374	NEW CONSTR	7,200	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0864	3/08/2021	QC	U	I	11	100
GRANTOR: TIMBIE-MILLER MICHELL						
GRANTEE: MILLER JAY HENRY						
1552/0338	2/22/2008	FS	Q	I	01	100
GRANTOR: MILLER MICHELLE T						
GRANTEE: MILLER JAY HENRY						

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	
2	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1998	1998	3	25	750	
3	0510	GARAGE WD-	0	100	24	20	480.00	SF	29.75	29.75	100	2003	2003	3	30	4,284	
4	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2004	2004	3	21	101	

BUILDING DIMENSIONS

BAS=[YR=1995] W3 FSP=[YR=2004] N12 W20 S12 E20$ W63 S26 E31
DCK=[YR=1995] S10 E24 N10 W24$ E35 N26$.

LAND DESCRIPTION

TOTAL OB/XF 6,335

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