BLOCK 6 LOT 5
2013 CMHM SW/MH
IN OR 931/397

SAPP KENNETH
85530 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

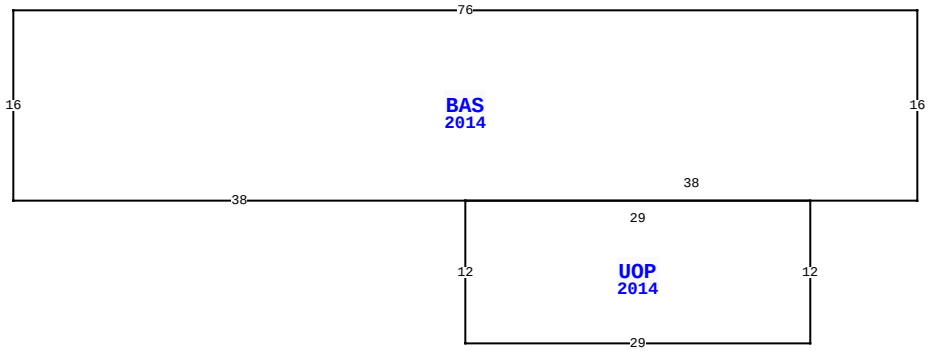
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2014	1,216	87,690
UOP	348	25	2014	87	6,274
TOTALS	1,564			1,303	93,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,303	121.2000	103.02	134,235	2013	2013	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2001 Heated Area: 1216 HX Base Yr 2001



85530 JOANN RD, YULEE

BLD DATE	02/25/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		93,964
TOTAL MARKET OB/XF VALUE		13,252
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		192,216
SOH/AGL Deduction		92,326
ASSESSED VALUE		99,890
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,168
TOTAL JUST VALUE		192,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145551	CO ISSUED	0	04/10/2014
MH145551	MH MOVE-ON	0	03/01/2014
4047	H/AC	1,025	12/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0931/0397	5/05/2000	WD	Q	I		42,000
GRANTOR: HARDRICK JERRY A						
GRANTEE: SAPP KENNETH						
0719/0294	11/30/1994	WD	Q	I		35,000
GRANTOR: PITTMAN CHARLES B JR						
GRANTEE: HARDRICK JERRY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S16 E38 UOP=[YR=2014] S12 E29 N12 W29$
E38 N16$.

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	0351	CARPORT MT	0	100	18	14	252.00	SF	10.00	10.00	100	2013	2013	3	55	1,386	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2012	2012	3	64	8,960	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2014	2014	3	60	2,160	
4	0681	POLE SHED	0	100	14	5	70.00	SF	15.00	15.00	100	2014	2014	3	71	746	

LAND DESCRIPTION

TOTAL OB/XF 13,252

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 02/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS