

BASS MARY J
PO BOX 1432
YULEE, FL 32041

42-2N-27-4612-0006-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	05	AVERAGE 100								0820	02	1,344	128.9200	103.14	138,620	1988	2000		0	0	56.00	44.00											
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 2015										Heated Area: 1344										HX Base Yr 2015			
Roof Cover	03	COMP SHNGL 100								-56 BAS 1993 -56																							
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	04	Quality Level 04																															
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	1,344	100	1993	1,344	60,993																												
TOTALS		1,344			1,344	60,993																											
EXTRA FEATURES						85498 JOANN RD, YULEE																											
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	1242	WD DECK A	0 100	4 5	20.00 SF	10.00		10.00	100	1988	1988	3	20	40																			
2	0810	CONCRETE A	0 100	10 20	200.00 SF	6.50		6.50	100	1987	1987	3	49.5	644																			
3	1242	WD DECK A	0 100	14 8	112.00 SF	10.00		10.00	100	1992	1992	3	20	224																			
4	0810	CONCRETE A	0 100	3 30	90.00 SF	6.50		6.50	100	1992	1992	3	62	363																			
5	0751	UOP	0 100	10 20	200.00 SF	10.00		10.00	100	2000	2000	3	27	540																			
LAND DESCRIPTION																TOTAL OB/XF 1,811																	
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																
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													