

BLOCK 6 LOT 7
IN OR 597/270
YULEE WOODS #2 PB 5/83 & 84

R498248

REED RICHARD
85366 BLACKMON ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	02	Quality Level 02
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	812	100	1993	812	11,759
UOP	96	25	1993	24	347

TOTALS	908			836	12,106
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0752	USP	0	0	14	10	140.00	SF	15.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	836	60.3400	48.27	40,354	1982	1982	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0												
Heated Area: 812 HX Base Yr												
14 58 14 39 19 12 8 8 12 12 12 12 12												
BAS 1993												
UOP 1993												

85470 JOANN RD, YULEE	BLD DATE		LGL DATE	05/09/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0752	USP	0	0	14	10	140.00	SF	15.00	15.00	100	1992	1992	3	20	420	

LAND DESCRIPTION										TOTAL OB/XF										420	
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	LA VA				
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00					
REVIEW DATE		05/12/2019		BY KBA		Total Acres: 0.00			Total Land Value: 85,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		12,106	
TOTAL MARKET OB/XF VALUE		420	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		97,526	
SOH/AGL Deduction		32,595	
ASSESSED VALUE		64,931	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		64,931	
TOTAL JUST VALUE		97,526	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		91,014	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8839	MH MOVE-ON	4,000	03/16/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0597/0270	5/15/1990	WD	Q	V		11,400
GRANTOR: FORD RONALD LEE						
GRANTEE: REED RICHARD						
0574/0558	7/14/1989	WD	U	V		8,800
GRANTOR: REED ANDREW MATTHEW						
GRANTEE: FORD RONALD LEE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W58 S14 E39 UOP=[YR=1993] S8 E12 N8 W12 \$ E19 N14 \$.									