BLOCK 6 LOT 9
IN OR 714 PG 1851
2003 FTWD DW/MH

HEJDUK CHARLES A SR & BARBARA
85418 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0090

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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

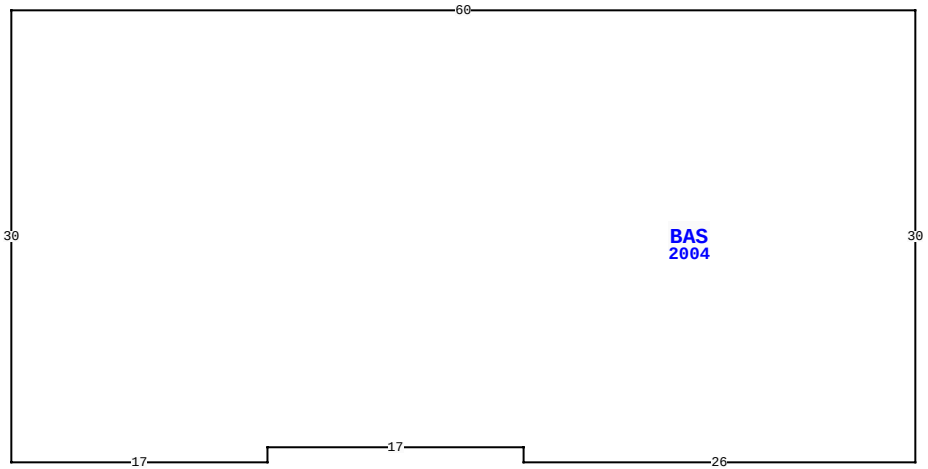
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	2004	1,783	88,811
TOTALS	1,783			1,783	88,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,783	117.2000	99.62	177,622	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 1783 HX Base Yr 1995



85418 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		88,811
TOTAL MARKET OB/XF VALUE		7,391
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		181,202
SOH/AGL Deduction		94,731
ASSESSED VALUE		86,471
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,749
TOTAL JUST VALUE		181,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25416	REMODEL	0	12/01/2011
960522	REPAIR/RRF	6,299	09/01/1996
4235	ADDITION	14,688	07/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0714/1851	9/27/1994	WD	Q	I		36,000
GRANTOR: ASHBROOK LAWRENCE R						
GRANTEE: HEJDUCK CHARLES A S						
0683/1622	6/30/1993	QC	Q	I	01	100
GRANTOR: ASHBROOK KAREN A						
GRANTEE: ASHBROOK LAWRENCE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S30 E17 N1 E17 S1 E26 N30 $.

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	0510	GARAGE WD-	0	100	0	0	240.00	SF	35.00	35.00	100	1987	1987	3	20	1,680	
2	0802	ASPHALT B	0	100	0	0	360.00	SF	2.40	2.40	100	2004	2004	3	52	449	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
4	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2000	2000	3	77	2,252	

LAND DESCRIPTION

TOTAL OB/XF 7,391

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/08/2019 BY SB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS