BLOCK 6 LOT 10
IN OR 851/228
R433373 & R433374

TART WILLIAM P JR
85388 JOANN RD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0100

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	02	Quality Level 02

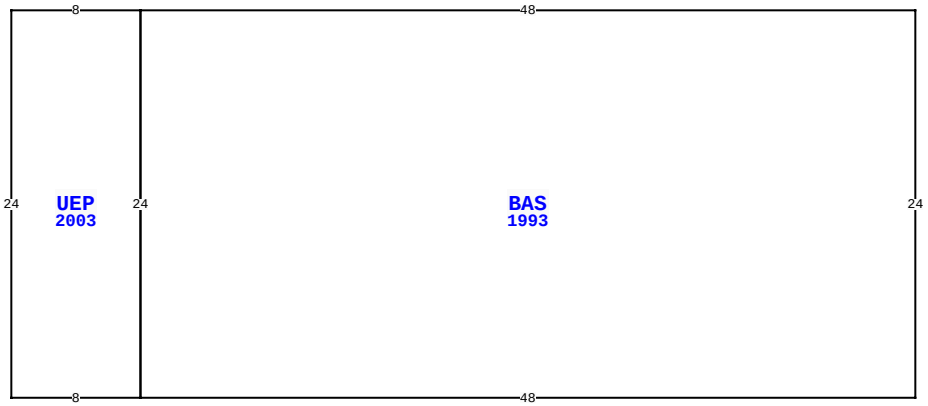
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	22,682
UEP	192	70	2003	134	2,638
TOTALS	1,344			1,286	25,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,286	82.0400	65.63	84,400	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



85388 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	25,320
TOTAL MARKET OB/XF VALUE	2,760
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	113,080
SOH/AGL Deduction	32,540
ASSESSED VALUE	80,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,540
TOTAL JUST VALUE	113,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8343	MH MOVE-ON	27,100	10/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0228	10/05/1998	QC	Q	I	06	100
GRANTOR: TART LISA R						
GRANTEE: TART WILLIAM P JR						
0489/0226	5/01/1986	WD	Q	V		10,800
GRANTOR:						
GRANTEE:						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	1242	WD DECK A	0	0	0	0	336.00	SF	6.70	6.70	100	1991	1991	3	20	450	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UEP=[YR=2003] W8 S24 E8 N24 $ S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,760

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	0	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 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