BLOCK 6 LOT 12
IN OR 2237/1958
R673615 & R673616

BERRY PAUL MICHAEL
85330 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0120

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

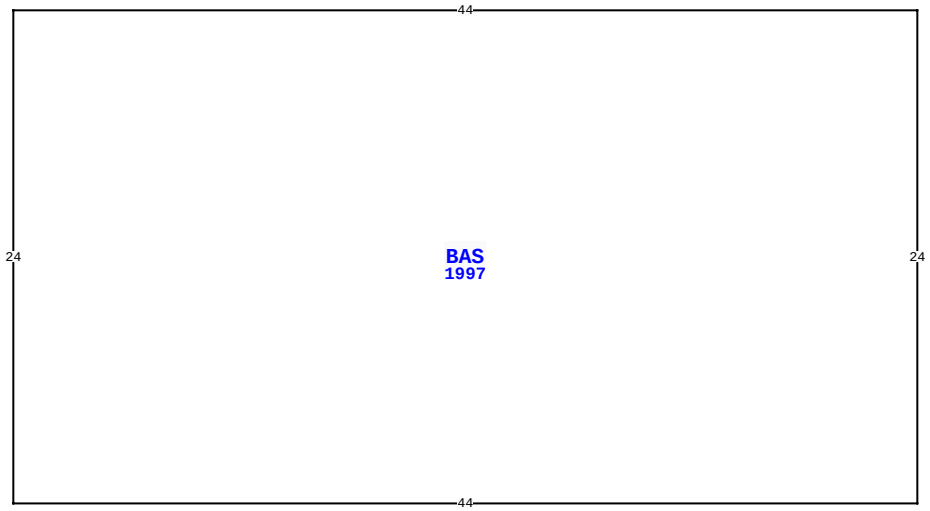
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1997	1,056	29,551
TOTALS	1,056			1,056	29,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	116.6000	93.28	98,504	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1056 HX Base Yr 2024



85330 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		29,551
TOTAL MARKET OB/XF VALUE		14,068
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		128,619
SOH/AGL Deduction		4,813
ASSESSED VALUE		123,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,084
TOTAL JUST VALUE		128,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97204	MH MOVE-ON	0	01/07/1998
MH972045	MH MOVE-ON	0	07/01/1997
95 02086	ADDITION	32,804	07/01/1995
95-0297	ADDITION	8,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2237/1958	11/15/2018	QC	U	I	11	100
GRANTOR: BERRY PAUL R & VANELL						
GRANTEE: BERRY PAUL MICHAEL						
0816/1908	12/16/1997	WD	Q	I		30,000
GRANTOR: BERKE SUSAN M						
GRANTEE: BERRY PAUL & VANELL						

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	26	36	936.00	SF	35.00	35.00	100	1997	1997	3	24	7,862	
2	0810	CONCRETE A	0	100	0	0	980.00	SF	6.50	6.50	100	1997	1997	3	72	4,586	
3	0756	FEP	0	100	12	25	300.00	SF	27.00	27.00	100	1998	1998	3	20	1,620	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W44 S24 E44 N24$.

LAND DESCRIPTION

TOTAL OB/XF 14,068

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 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