BLOCK 6 LOT 15
YULEE WOODS #2 PB 5/83 & 84

STEEDLEY ASHLEY R
85252 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Quality	03	Quality Level 03

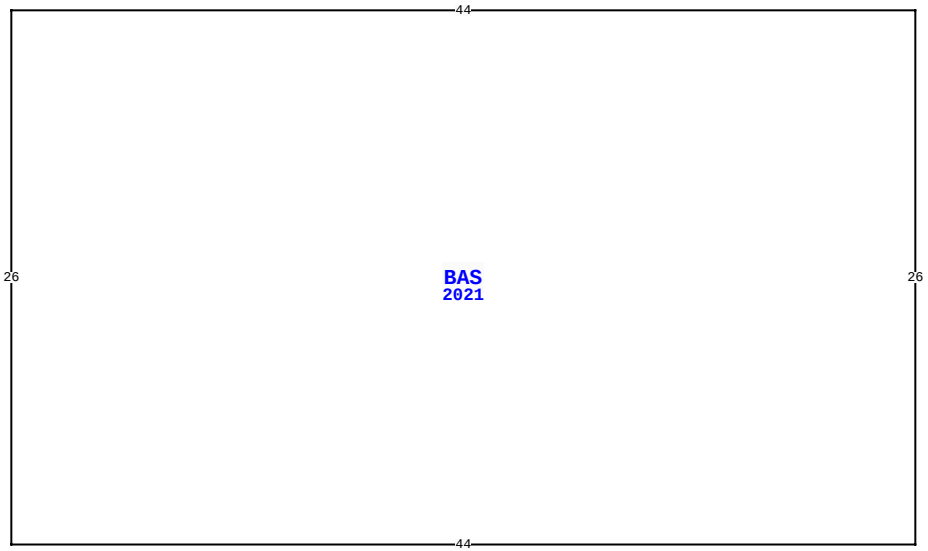
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2021	1,144	107,528
TOTALS	1,144			1,144	107,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	114.0000	96.90	110,854	2021	2021	0	0	0	3.00	97.00

3 M/H 94+ – 0% - 0 Heated Area: 1144 HX Base Yr



85252 JOANN RD, YULEE

BLD DATE	05/04/2015 KK	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	127,479
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	212,479
SOH/AGL Deduction	26,745
ASSESSED VALUE	185,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,734
TOTAL JUST VALUE	212,479
NCON VALUE	19,951
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011669	CO ISSUED	0	09/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0203	3/19/2020	SW	U	I	37	18,700
GRANTOR: 85252 JOANN ROAD LLC						
GRANTEE: STEEDLEY ASHLEY R						
1797/1482	6/12/2012	QC	U	I	11	41,000
GRANTOR: YULEE TIMBERLANDS LLC						
GRANTEE: 85252 JOANN ROAD LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W44 S26 E44 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/08/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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YULEE, FL 32097

2025

42-2N-27-4612-0006-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	02	Quality Level 02

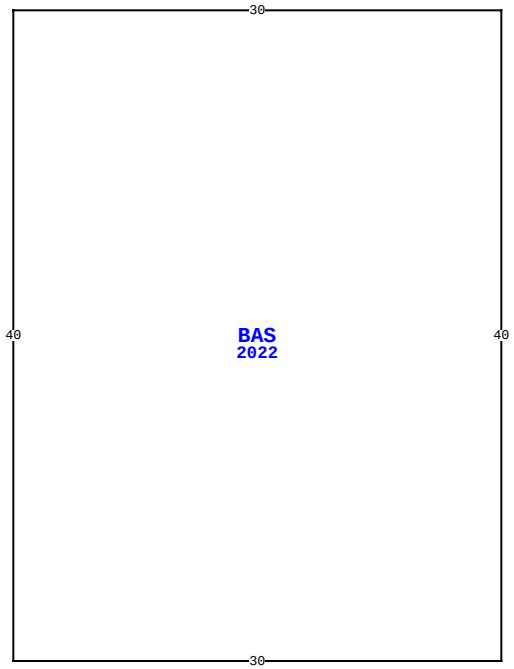
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	19,951
TOTALS	1,200			1,200	19,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	46.3220	17.14	20,568	2021	2021	0	0	0	3.00	97.00

4 GARAGE RES – 0% - 2025 Heated Area: 1200 HX Base Yr



85252 JOANN RD, YULEE

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BASE TAXABLE VALUE	185,734
TOTAL JUST VALUE	212,479
NCON VALUE	19,951
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: 85252 JOANN ROAD LLC						
GRANTEE: STEEDLEY ASHLEY R						
1797/1482	6/12/2012	QC	U	I	11	41,000
GRANTOR: YULEE TIMBERLANDS LLC						
GRANTEE: 85252 JOANN ROAD LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=50,10] E30 S40 W30 N40 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/08/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS