



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	06	Quality Level 06
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	1,860	100	2018	1,860	227,145
DCK	128	15	2020	19	2,320
DCK	216	15	2020	32	3,908
UOP	240	25	2020	60	7,327
TOTALS	2,444			1,971	240,700

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,971	159.6400	135.69	267,445	2018	2018	0	0	10.00	90.00
2 M/H 94+ - 100% - 0 Heated Area: 1860 HX Base Yr											
85218 JOANN RD, YULEE											
BLD DATE: 05/09/2025 MLU											

TOTAL OB/XF											
3,430											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,700	
TOTAL MARKET OB/XF VALUE		3,430	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		329,130	
SOH/AGL Deduction		131,218	
ASSESSED VALUE		197,912	
TOTAL EXEMPTION VALUE		105,722	
BASE TAXABLE VALUE		92,190	
TOTAL JUST VALUE		329,130	
NCON VALUE		13,554	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,226	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002586	CO ISSUED	0	05/30/2018
18003711	MH MOVE-ON	0	04/12/2018
E985125	CHNGE SRVC	0	08/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2792/1098	6/02/2025	LE U	I	I	11	100	
GRANTOR: WALKER JANE F & RONAL							
GRANTEE: STEEDLEY WILLIAM							
1261/1541	9/28/2004	WD Q	I	I	01	100	
GRANTOR: MATRICARDI JANE F							
GRANTEE: WALKER RONALD & JAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018;ORIG=0,0] W22 W18 W20 S31 E14 E16 E30 N31 \$									
DCK=[YR=2020;ORIG=-22,0] W18 N12 E18 S12 \$									
UOP=[YR=2020;ORIG=-40,-12] W20 S12 E20 N12 \$									
DCK=[YR=2020;ORIG=-30,31] W16 S8 E16 N8 \$									