BLOCK 6 LOT 17
IN OR 527 PG 1066
R672865 & R672866

THOMPSON GREG W & RACHEL L
85192 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0170

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

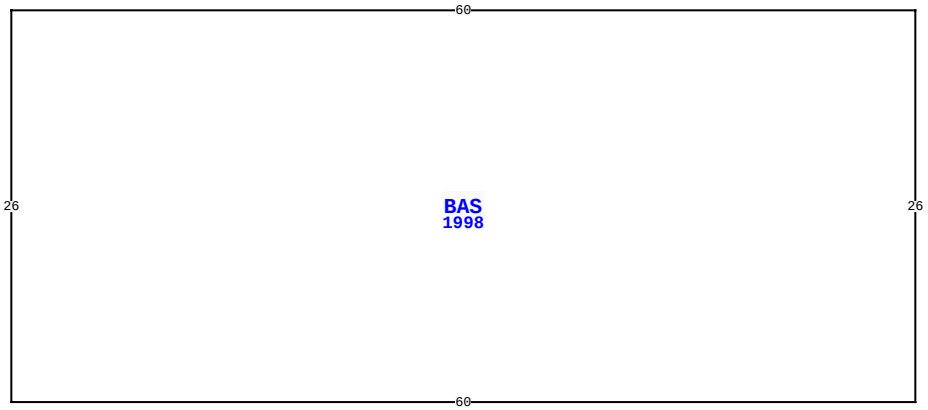
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1998	1,560	62,163
TOTALS	1,560			1,560	62,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.2000	99.62	155,407	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 0 Heated Area: 1560 HX Base Yr



85192 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		62,163
TOTAL MARKET OB/XF VALUE		3,534
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		150,697
SOH/AGL Deduction		82,927
ASSESSED VALUE		67,770
TOTAL EXEMPTION VALUE	HX HB	42,770
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982418	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0527/1066	10/01/1987	QC	U	I		29,500
GRANTOR: CRABTREE JERRY & D I						
GRANTEE: THOMPSON GREG & R L						
0512/0329	3/06/1987	AD	Q	I		29,500
GRANTOR: CRABTREE JERRY & D I						
GRANTEE: THOMPSON GREG & R L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S26 E60 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
1	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160	
2	0350	CARPORT WD	0	100	13	12	156.00	SF	13.00	13.00	100	1985	1985	3	20	406	
3	0681	POLE SHED	0	100	7	8	56.00	SF	15.00	15.00	100	1990	1990	3	20	168	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,534

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