BLOCK 6 LOT 18
YULEE WOODS #2 PB 5/83 & 84

MANNING CHAD W & ASHLEY NICOLE
85158 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0180

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 50
Interior Floo	14	CARPET 50
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

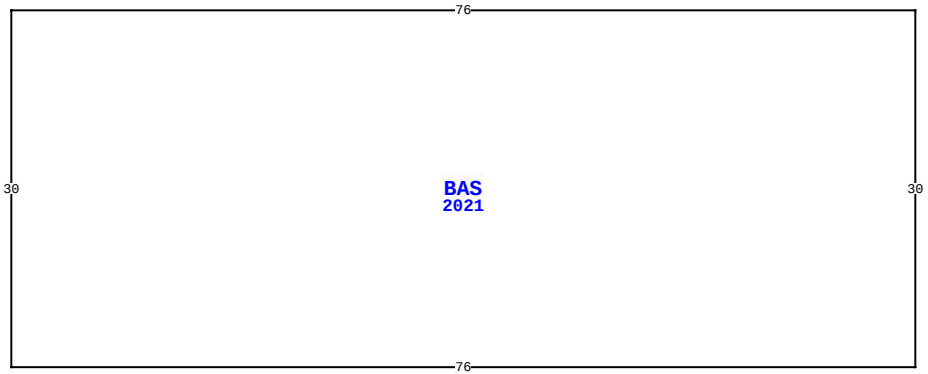
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	213,568
TOTALS	2,280			2,280	213,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.0000	98.60	224,808	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



85158 JOANN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,568
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		298,568
SOH/AGL Deduction		138,650
ASSESSED VALUE		159,918
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,196
TOTAL JUST VALUE		298,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010375	CO ISSUED	0	12/28/2021
21000163	MH MOVE-ON	0	01/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/0988	9/17/2020	WD	U	V	11	100
GRANTOR: MANNING CHAD W & ASHL						
GRANTEE: MANNING CHAD W & AS						
2216/1948	8/07/2018	QC	U	V	11	3,600
GRANTOR: YERGY JOHN LEVAN L/E						
GRANTEE: MANNING CHAD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S30 E76 N30$.

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