

BLOCK 6 LOT 19
IN OR 1499/217
2003 JACOBSEN DW/MH

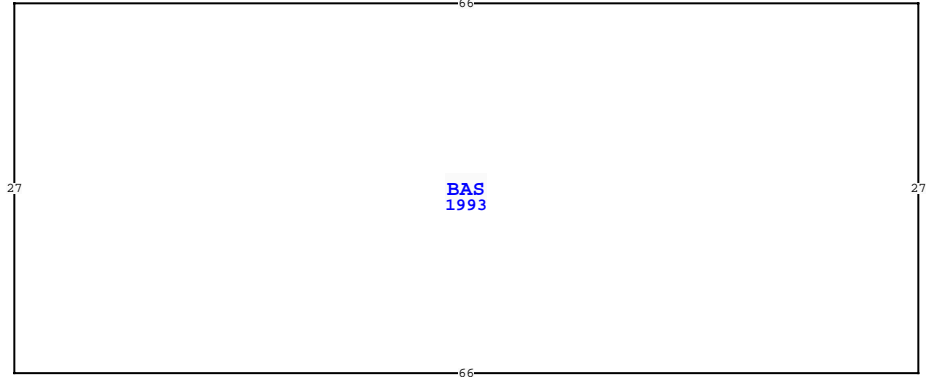
YERGY PRISCILLA L/MANNING CHAD WESLEY
85132 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0190

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 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	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,782	119.2000	101.32	180,552	2003	2003	0	0	50.00	50.00
1 M/H 94+ - 100% - 0 Heated Area: 1782 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	90,276
TOTALS	1,782			1,782	90,276

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

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
1	1242	WD DECK A	0 100	8	10	80.00	SF	10.00	10.00	100	1993	1993	3	20	160	
2	0940	SHEDS/PORT	0 100	32	12	384.00	SF	15.00	15.00	100	1990	1990	3	20	1,152	
3	0681	POLE SHED	0 100	12	50	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
4	0680	POLE SHED	0 100	24	24	576.00	SF	8.00	8.00	100	1991	1991	3	20	922	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

EXTRA FEATURES												TOTAL OB/XF	
85132 JOANN RD, YULEE												7,044	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																							
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		90,276	
TOTAL MARKET OB/XF VALUE		7,044	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		182,320	
SOH/AGL Deduction		95,606	
ASSESSED VALUE		86,714	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		35,992	
TOTAL JUST VALUE		182,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,921	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034184	MH MOVE-ON	0	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/0217	5/15/2007	WD Q	I	06		11,000
GRANTOR: YERGY PRISCILLA L						
GRANTEE: YERGY PRISCILLA L &						
0487/0605	4/01/1986	WD Q	V			10,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W66 S27 E66 N27S.	