BLOCK 6 LOT 22
IN OR 490 PG 602
YULEE WOODS #2 PB 5/83 & 84

MILLER SHARON
85050 JOANN ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0006-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

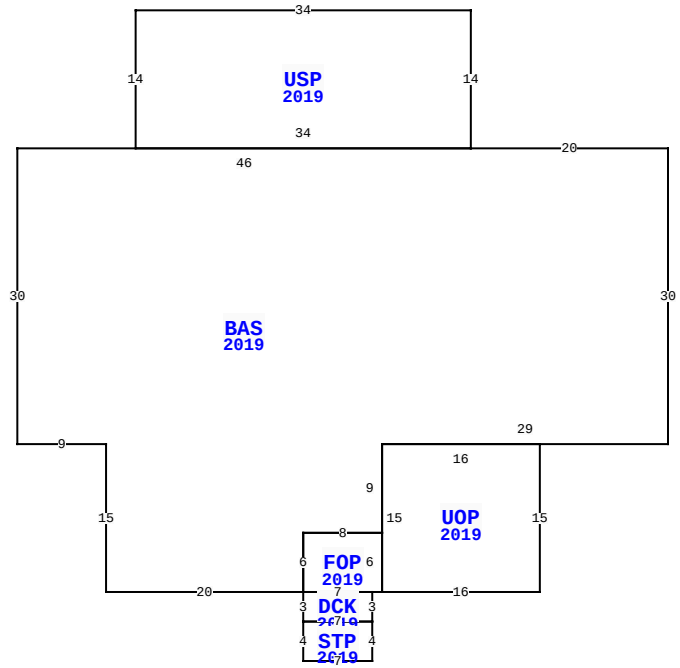
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
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	2,352	100	2019	2,352	238,882
DCK	21	15	2019	3	305
FOP	48	30	2019	14	1,422
STP	28	10	2019	3	305
UOP	240	25	2019	60	6,094
USP	476	50	2019	238	24,173
TOTALS	3,165			2,670	271,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,670	128.4800	109.21	291,591	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 0 Heated Area: 2352 HX Base Yr



85050 JOANN RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,180
TOTAL MARKET OB/XF VALUE		13,451
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,631
SOH/AGL Deduction		127,489
ASSESSED VALUE		242,142
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		186,420
TOTAL JUST VALUE		369,631
NCON VALUE		3,348
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000881	CO ISSUED	0	01/29/2019
B1429217	GARAGE	13,381	08/01/2014
6952	MH MOVE-ON	36,500	09/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0490/0602	6/01/1986	WD	Q	V		10,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 USP=[YR=2019] N14 W34 S14 E34$ W46 S30 E9 S15 E20 DCK=[YR=2019] S3 STP=[YR=2019] S4 E7 N4 W7$ E7 N3 FOP=[YR=2019] E1 UOP=[YR=2019] E16 N15 W16 S15$ N6 W8 S6 E7$ W7$ N6 E8 N9 E29 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
1	0351	CARPORT MT	0	100	20	16	320.00	SF	10.00	10.00	100	2014	2014	3	60	1,920	
2	0510	GARAGE WD-	0	100	10	20	200.00	SF	35.00	35.00	100	2014	2014	3	71	4,970	
3	1242	WD DECK A	0	100	15	13	195.00	SF	10.00	10.00	100	2019	2019	3	82	1,599	
4	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	2019	2019	3	97	1,614	
5	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2025	2022		93	3,348	

LAND DESCRIPTION

TOTAL OB/XF 13,451

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 07/02/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS