PT OF LOT 55
IN OR 2822/95
SUB OF GOVT LOT 9 UNR

JAVENS JOAN L
75080 TWISTED OAK DR
YULEE, FL 32097

2026

14-2N-26-4280-0033-0060

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	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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

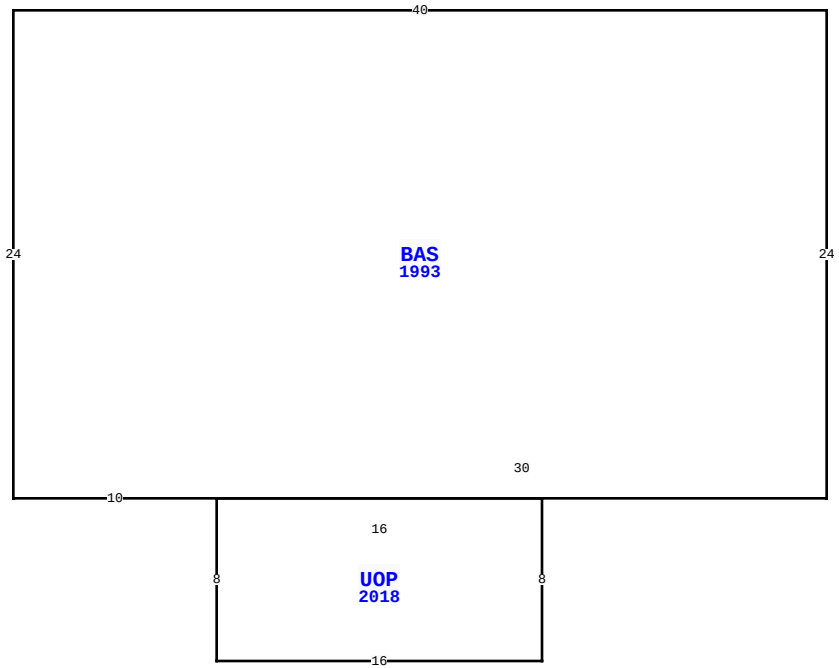
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	28,397
UOP	128	25	2018	32	947
TOTALS	1,088			992	29,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	992	116.0000	98.60	97,811	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 960 HX Base Yr



75080 TWISTED OAK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,343
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	89,343
SOH/AGL Deduction	0
ASSESSED VALUE	89,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,343
TOTAL JUST VALUE	89,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2822/95	9/24/2025	QC	U	I	11	100
GRANTOR: LEE ROBERT JEFFREY						
GRANTEE: JAVENS JOAN L						
1922/1110	6/11/2014	WD	Q	I	01	37,100
GRANTOR: KNOX MARJORIE M & GEO						
GRANTEE: LEE ROBERT JEFFREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E10 UOP=[YR=2018] S8 E16 N8 W16$ E30 N24$.

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	0		RM	330.00	70.00	3.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS