

BLOCK 2 LOT 35
YULEE WOODS #2 PB 5/83 & 84

GRIFFIS DELORIS I EST
85241 JOANN RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0350



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	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
BAS	1,456	100
DCK	24	15
UOP	96	25
UOP	128	25
TOTALS	1,704	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,516	122.8000	104.38	158,240	1986	1991	0	0	0	70.00	30.00
1 M/H 93- 100% - 2024 Heated Area: 1456 HX Base Yr 2024												
85241 JOANN RD, YULEE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1986	1986
2	0940	SHEDS/PORT	0	100	16	20	320.00	SF	30.00	100	1994	1994
3	1242	WD DECK A	0	100	9	4	36.00	SF	10.00	100	1998	1998
4	1242	WD DECK A	0	100	0	0	153.00	SF	10.00	100	2014	2014

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 4								Tax Dist:					
BUILDING MARKET VALUE								47,472					
TOTAL MARKET OB/XF VALUE								4,794					
TOTAL LAND VALUE - MARKET								90,000					
TOTAL MARKET VALUE								142,266					
SOH/AGL Deduction								11,034					
ASSESSED VALUE								131,232					
TOTAL EXEMPTION VALUE								HX HB		51,411			
BASE TAXABLE VALUE								79,821					
TOTAL JUST VALUE								142,266					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								134,620					
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