BLOCK 2 LOT 37
IN OR 1492/670
YULEE WOODS #2 PB 5/83 & 84

SNIDER CARL H EST
85293 JOANN ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0370

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

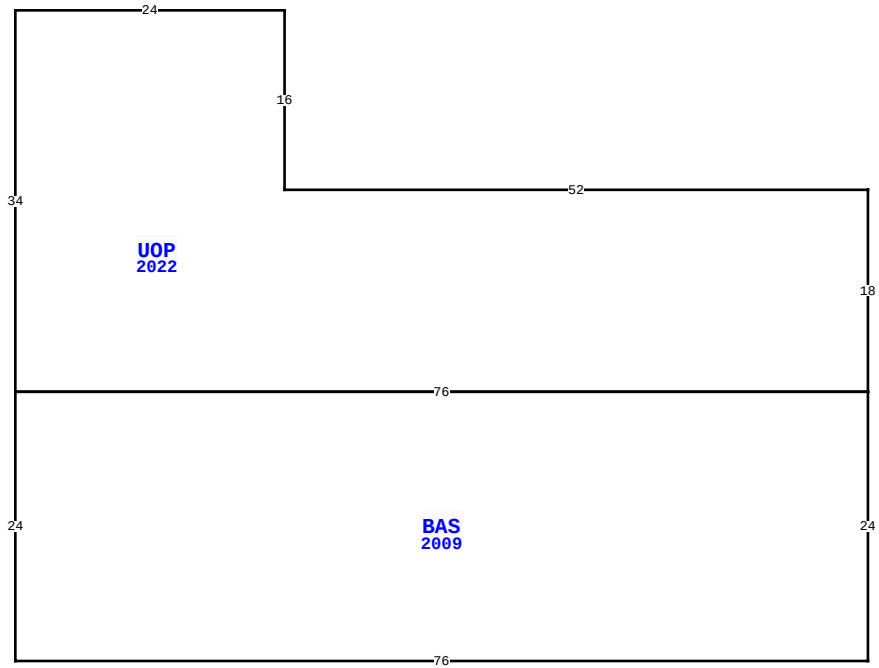
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	2009	1,824	62,830
UOP	1,752	25	2022	438	15,087
TOTALS	3,576			2,262	77,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,262	135.0800	114.82	259,723	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1824 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

85293 JOANN RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	77,917
TOTAL MARKET OB/XF VALUE	1,978
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	169,895
SOH/AGL Deduction	23,292
ASSESSED VALUE	146,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,603
TOTAL JUST VALUE	169,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9142	MH MOVE-ON	45,000	12/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/0670	4/13/2007	QC	Q	I	06	40,200
GRANTOR: LOWE CLYDE E & BEVERL						
GRANTEE: SNIDER CARL H						
0486/0025	3/01/1986	WD	Q	V		10,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S24 E76 N24$ UOP=[YR=2022] N18 W52 N16 W24 S34 E76$.

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	0754	FOP	0	0	16	10	160.00	SF	15.00	15.00	100	2003	2003	3	20	480	
2	0351	CARPORT MT	0	0	23	11	253.00	SF	10.00	10.00	100	1999	1999	3	20	506	
3	0351	CARPORT MT	0	0	31	16	496.00	SF	10.00	10.00	100	2003	2003	3	20	992	

LAND DESCRIPTION

TOTAL OB/XF 1,978

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS