

BLOCK 2 LOT 39
YULEE WOODS #2 PB 5/83 & 84

JOANN RD LLC
1255 FORREST DR
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4612-0002-0390



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	05	AVERAGE 100	0800	02	1,647	117.2000	105.48	173,726	1998	1998	0	0	65.00	35.00	STANDARD																						
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 0% - 2025													Heated Area: 1647 HX Base Yr																					
Roof Cover	03	COMP SHNGL 100	27 61 27 61 BAS 1998																																		
Interior Wall	04	PLYWOOD 100																																			
Interior Floo	14	CARPET 80																																			
Interior Floo	08	SHT VINYL 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																																					
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	1,647	100	1998	1,647	60,804																																
TOTALS			1,647		1,647	60,804																															
EXTRA FEATURES						85359 JOANN RD, YULEE																															
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 0	5 8	40.00	SF	10.00	10.00	100	1998	1998	3	20	80																							
																		BLD DATE										LGL DATE									
																		XF DATE										LAND DATE									
																		INC DATE										AG DATE									
																		05/11/2026										MLU									
BUILDING NOTES																																					
BUILDING DIMENSIONS																																					
BAS=[YR=1998] W61 S27 E61 N27\$.																																					
LAND DESCRIPTION																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS																																					