BLOCK 2 LOT 42
IN OR 1946/59
1988 OMNI DW/MH

VELEZ REYES YAJAHIRA E
85445 JOANN ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0420

BUILDING CHARACTERISTICS

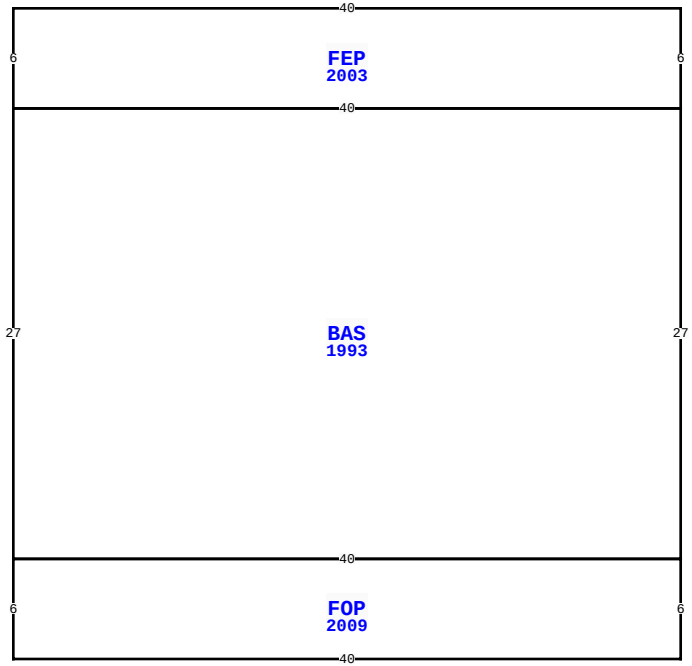
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,080	100	1993	1,080	33,929
FEP	240	85	2003	204	6,409
FOP	240	30	2009	72	2,262
TOTALS	1,560			1,356	42,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,356	123.2000	104.72	142,000	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2015 Heated Area: 1284 HX Base Yr 2015



85445 JOANN RD, YULEE

BLD DATE	04/13/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/11/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,600
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		134,700
SOH/AGL Deduction		85,497
ASSESSED VALUE		49,203
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,203
TOTAL JUST VALUE		134,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6944	MH MOVE-ON	18,000	09/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1946/0059	11/04/2014	QC	U	I	11	100
GRANTOR: VELEZ NILDA						
GRANTEE: VELEZ REYES YAJAHIR						
0507/0651	1/06/1987	WD	Q	V		10,800
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: VELEZ PORFIRIO & N						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2003] W40 S6 BAS=[YR=1993] S27 FOP=[YR=2009] S6
E40 N6 W40 $ E40 N27 W40 $ E40 N6$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	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