BLOCK 2 LOT 47
IN OR 2158/1112
R359540 & R359541

GRAVES CHARLOTTE M
85589 JOANN RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0470

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

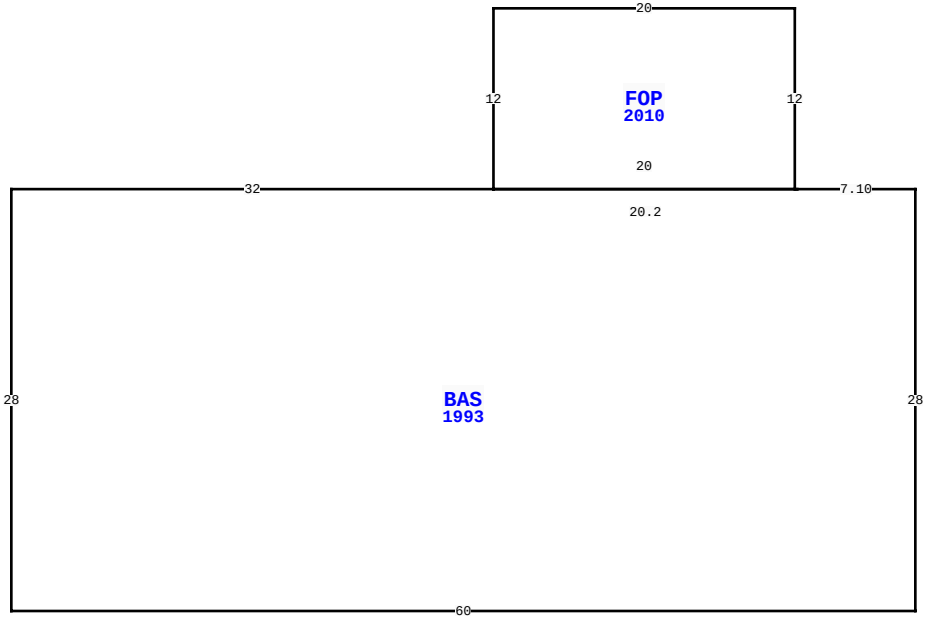
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	52,779
FOP	240	30	2010	72	2,262
TOTALS	1,920			1,752	55,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,752	123.2000	104.72	183,469	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 100% - 2019 Heated Area: 1680 HX Base Yr 2019



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

85589 JOANN RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		55,041
TOTAL MARKET OB/XF VALUE		1,498
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		146,539
SOH/AGL Deduction		78,736
ASSESSED VALUE		67,803
TOTAL EXEMPTION VALUE	HX HB WX	47,803
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		146,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-0123	GAS PUMPS	1,900	06/01/1993
5499	CARPORT	4,500	02/03/1989
7338	MH MOVE-ON	33,000	06/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1112	11/17/2017	TD	U	I	11	100
GRANTOR: SHUFORD HORACE E LIVI						
GRANTEE: GRAVES CHARLOTTE M						
1082/1922	9/26/2002	WD	Q	I	01	100
GRANTOR: SHUFORD HORACE E						
GRANTEE: SHUFORD HORACE E TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] D0L7.10 U0L20.2 W32 S28 E60 N28 $
FOP=[YR=2010;ORIG=-8,0] W20 N12 E20 S12 $
.

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	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1989	1989	3	20	1,498	

LAND DESCRIPTION

TOTAL OB/XF 1,498

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