BLOCK 2 LOT 48
YULEE WOODS #2 PB 5/83 & 84

EVANS RONNIE L/DAVENPORT ROBERT A
85613 JOANN RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0480

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	03	Quality Level 03

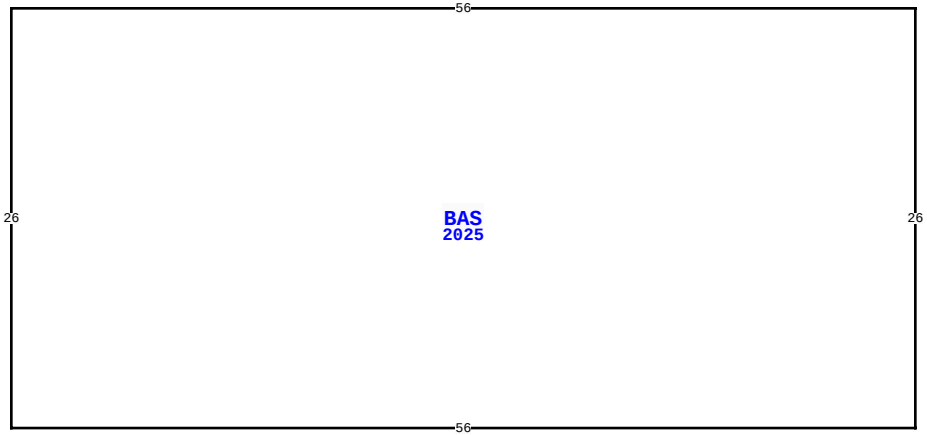
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2025	1,456	148,463
TOTALS	1,456			1,456	148,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.8000	105.12	153,055	2022	2022	0	0	0	3.00	97.00

2 M/H 94+ 100% - 2026 Heated Area: 1456 HX Base Yr 2026



85613 JOANN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		148,463
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		238,463
SOH/AGL Deduction		0
ASSESSED VALUE		238,463
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,052
TOTAL JUST VALUE		238,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,661

DW/MH VIN: LOHGA20037564(A/B) _TITLE: 156649567 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013301	REPLACE MANUFACTU	0	12/02/2024
MH240011518	REPLACE MANUFACTU	0	10/14/2024
95 1115	MH MOVE-ON	0	11/01/1995
7637	REPAIR/RRF	2,995	10/24/1991
5829	ADDITION	3,880	06/26/1989
5769	CARPORT	6,859	05/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/1639	2/28/2025	WD	Q	I	01	275,000
GRANTOR: MORRISSEY CALLYE MARI						
GRANTEE: STEPHENS PEGGY R						
2717/81	6/03/2024	FJ	U	I	11	0
GRANTOR: MORRISSEY MICHAEL ROB						
GRANTEE: MORRISSEY CALLYE MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E56 S26 W56 N26 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/03/2025 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS