BLOCK 6 LOT 6
IN OR 1882/394
1989 OMNI DW/MH

BASS MARY J
PO BOX 1432
YULEE, FL 32041

2026

42-2N-27-4612-0006-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

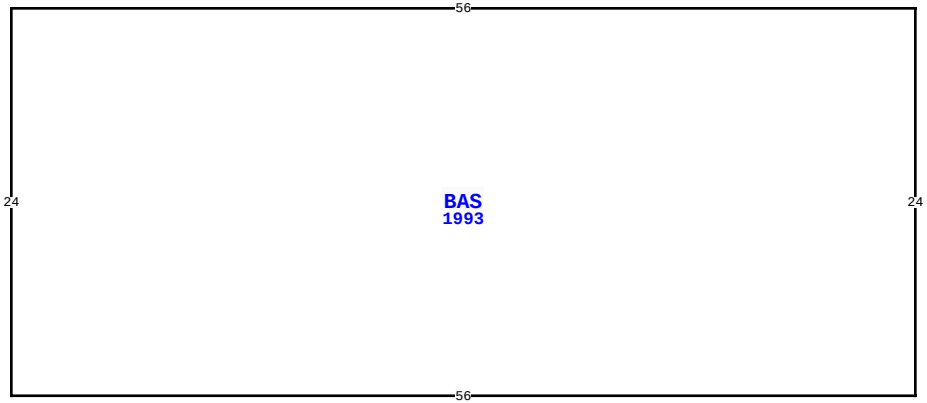
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	61,856
TOTALS	1,344			1,344	61,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	128.9200	109.58	147,276	1988	2000	0	0	0	58.00	42.00

1 M/H 93- 100% - 2015 Heated Area: 1344 HX Base Yr 2015



85498 JOANN RD, YULEE

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

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	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1988	1988	3	20	40	
3	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	1992	1992	3	20	224	
5	0751	UOP	0	100	10	20	200.00	SF	10.00	10.00	100	2000	2000	3	26	520	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,856
TOTAL MARKET OB/XF VALUE		784
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		152,640
SOH/AGL Deduction		109,269
ASSESSED VALUE		43,371
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,371
TOTAL JUST VALUE		152,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974207	CHNGE SRVC	0	11/01/1997
8126	MH MOVE-ON	8,000	04/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1882/0394	9/27/2013	WD	Q	I	01	90,000
GRANTOR: STIVERS DANIEL O						
GRANTEE: BASS MARY J						
0895/0464	8/13/1999	WD	Q	I		68,700
GRANTOR: HEDLEY WILLIAM & SHAR						
GRANTEE: STIVERS DANIEL O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 784

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