BLOCK 6 LOT 13
YULEE WOODS #2 PB 5/83 & 84

MARTIN MILNER/MARTIN WILLIAM BUREN
85306 JOANN ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0006-0130

BUILDING CHARACTERISTICS

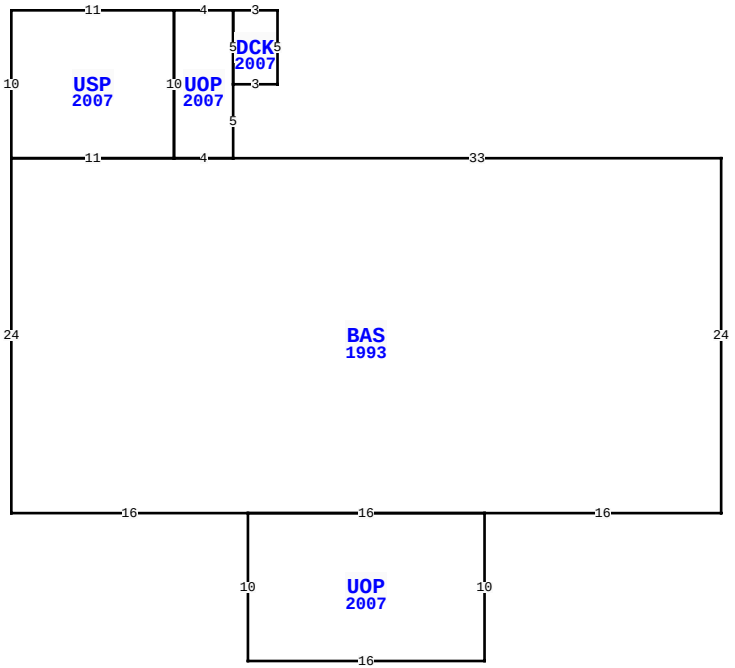
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,152	100	1993	1,152	36,074
DCK	15	15	2007	2	63
UOP	40	25	2007	10	313
UOP	160	25	2007	40	1,253
USP	110	50	2007	55	1,722
TOTALS	1,477			1,259	39,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,259	122.8000	104.38	131,414	1984	1989	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 1152 HX Base Yr



85306 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	0940	SHEDS/PORT	0	0	16	20	320.00	SF	30.00	30.00	100	1985	1985	3	20	1,920	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
6	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	2014	2014	3	68	17,136	
7	0351	CARPORT MT	0	0	24	10	240.00	SF	10.00	10.00	100	2014	2014	3	55	1,320	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,424
TOTAL MARKET OB/XF VALUE	22,179
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	151,603
SOH/AGL Deduction	0
ASSESSED VALUE	151,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,603
TOTAL JUST VALUE	151,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,853

1984 MANA _ R408096 & R408097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428769	CARPORT	21,410	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2833/853	12/04/2025	PR	U	I	19	170,000
GRANTOR: GILLILAND AMELIA M AS						
GRANTEE: MARTIN MILNER						
2138/1256	7/20/2017	QC	U	I	11	29,200
GRANTOR: KEITER GARY M & CHARL						
GRANTEE: KEITER GARY M & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W33 W4 W11 S24 E16 E16 E16 N24 $
UOP=[YR=2007;ORIG=-32,24] S10 E16 N10 W16 $
USP=[YR=2007;ORIG=-37,-10] W11 S10 E11 N10 $
UOP=[YR=2007;ORIG=-33,-0] N5 N5 W4 S10 E4 $
DCK=[YR=2007;ORIG=-33,-5] E3 N5 W3 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,179

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	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