BLOCK 6 LOT 16
YULEE WOODS #2 PB 5/83 & 84

WALKER RONALD T & JANE F L/E/
85218 JOANN ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0006-0160

BUILDING CHARACTERISTICS

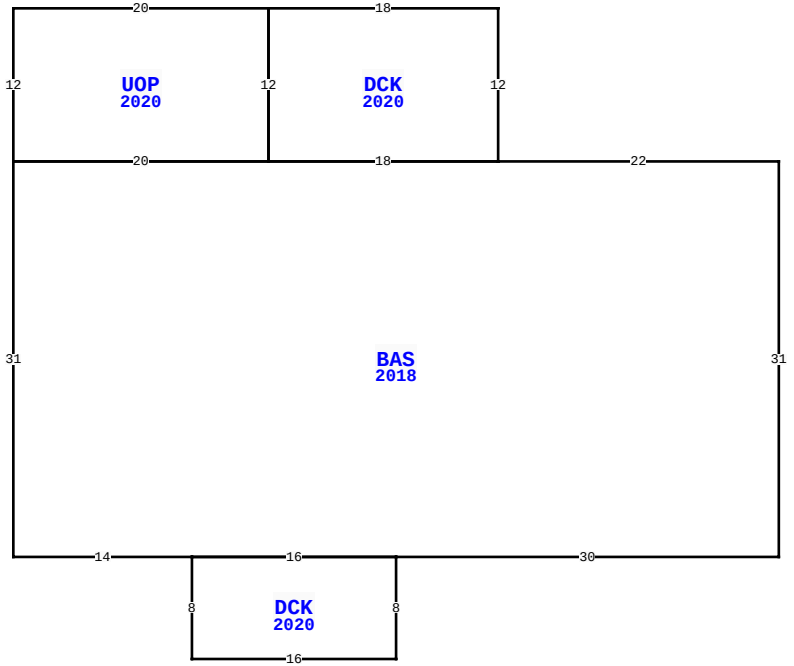
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06
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	1,860	100	2018	1,860	227,158
DCK	128	15	2020	19	2,321
DCK	216	15	2020	32	3,908
UOP	240	25	2020	60	7,328
TOTALS	2,444			1,971	240,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,971	159.6400	143.68	283,193	2018	2018	0	0	0	15.00	85.00

2 M/H 94+ 100% - 0 Heated Area: 1860 HX Base Yr



85218 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,714
TOTAL MARKET OB/XF VALUE	3,395
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	334,109
SOH/AGL Deduction	130,853
ASSESSED VALUE	203,256
TOTAL EXEMPTION VALUE	HX HB VX SX 106,411
BASE TAXABLE VALUE	96,845
TOTAL JUST VALUE	334,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002586	CO ISSUED	0	05/30/2018
18003711	MH MOVE-ON	0	04/12/2018
E985125	CHNGE SRVC	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/1098	6/02/2025	LE	U	I	11	100
GRANTOR: WALKER JANE F & RONAL						
GRANTEE: STEEDLEY WILLIAM						
1261/1541	9/28/2004	WD	Q	I	01	100
GRANTOR: MATRICARDI JANE F						
GRANTEE: WALKER RONALD & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W22 W18 W20 S31 E14 E16 E30 N31 $
DCK=[YR=2020;ORIG=-22,0] W18 N12 E18 S12 $
UOP=[YR=2020;ORIG=-40,-12] W20 S12 E20 N12 $
DCK=[YR=2020;ORIG=-30,31] W16 S8 E16 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,395

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