

BLOCK 6 LOT 17
IN OR 527 PG 1066
R672865 & R672866

THOMPSON GREG W & RACHEL L
85192 JOANN ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0006-0170



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	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	1,560	100	1998	1,560	57,592
TOTALS	1,560			1,560	57,592

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	1242	WD DECK A	0	100	8	10			
2	0350	CARPORT WD	0	100	13	12			
3	0681	POLE SHED	0	100	7	8			
4	0500	FP-PRE FAB	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	RES	100	0006				

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,560	117.2000	105.48	164,549	1998	1998		0	0	65.00	35.00	
1 M/H 94+ 100% - 0 Heated Area: 1560 HX Base Yr													
BAS 1998													
85192 JOANN RD, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU													

TOTAL OB/XF													
3,499													

TOTAL OB/XF													
3,499													

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		57,592	
TOTAL MARKET OB/XF VALUE		3,499	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		151,091	
SOH/AGL Deduction		81,491	
ASSESSED VALUE		69,600	
TOTAL EXEMPTION VALUE		HX HB 44,600	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		151,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982418	MH MOVE-ON	0	10/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0527/1066	10/01/1987	QC	U	I		29,500	
GRANTOR: CRABTREE JERRY & D I							
GRANTEE: THOMPSON GREG & R L							
0512/0329	3/06/1987	AD	Q	I		29,500	
GRANTOR: CRABTREE JERRY & D I							
GRANTEE: THOMPSON GREG & R L							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1998] W60 S26 E60 N26\$.											