BLOCK 6 LOT 21
R434118 & R434119
IN OR 610 PG 2

MICKEL JAMES F
85072 JOANN ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0006-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

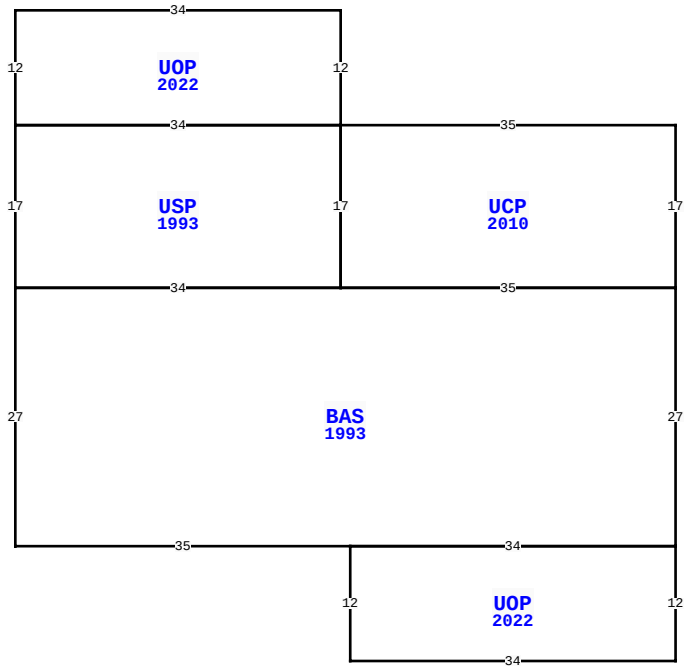
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,863	100	1993	1,863	55,868
UCP	595	20	2010	119	3,569
UOP	408	25	2022	102	3,059
UOP	408	25	2022	102	3,059
USP	578	50	1993	289	8,666
TOTALS	3,852			2,475	74,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,475	117.6000	99.96	247,401	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 100% - 2024 Heated Area: 1863 HX Base Yr



85072 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		74,220
TOTAL MARKET OB/XF VALUE		37,460
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		201,680
SOH/AGL Deduction		10,894
ASSESSED VALUE		190,786
TOTAL EXEMPTION VALUE	13	190,786
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		201,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z981079	OTHER	0	11/01/1998
973600	NEW CONSTR	600	04/01/1997
973768	GARAGE	17,920	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0610/0002	10/17/1990	WD	Q	V		13,300
GRANTOR: WADE JACKSON & KATHY						
GRANTEE: MICKEL JAMES & B J						
0491/0639	6/01/1986	WD	Q	V		10,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1997	1997	3	23	690	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
4	0511	GARAGE CB-	0	100	31	31	961.00	SF	40.00	40.00	100	1997	1997	3	70	26,908	
5	0680	POLE SHED	0	100	20	31	620.00	SF	10.00	10.00	100	2025	2020		87	5,394	
6	0680	POLE SHED	0	100	31	8	248.00	SF	10.00	10.00	100	2025	2020		87	2,158	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W35 W34 S27 E35 E34 N27 $
USP=[YR=1993;ORIG=-35,0] N17 W34 S17 E34 $
UOP=[YR=2022;ORIG=-69,-17] E34 N12 W34 S12 $
UOP=[YR=2022;ORIG=0,27] W34 S12 E34 N12 $
UCP=[YR=2010;ORIG=-35,-17] E35 S17 W35 N17 $
.

LAND DESCRIPTION

TOTAL OB/XF 37,460

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