PT E1/2 OF NE1/4 OF
SEC 3-2N-26E IN OR 2508/1289

RUBIO DANIELLE ROSA
66534 FRED MINER ESTATE DRIVE
YULEE, FL 32097

2023

03-2N-26-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

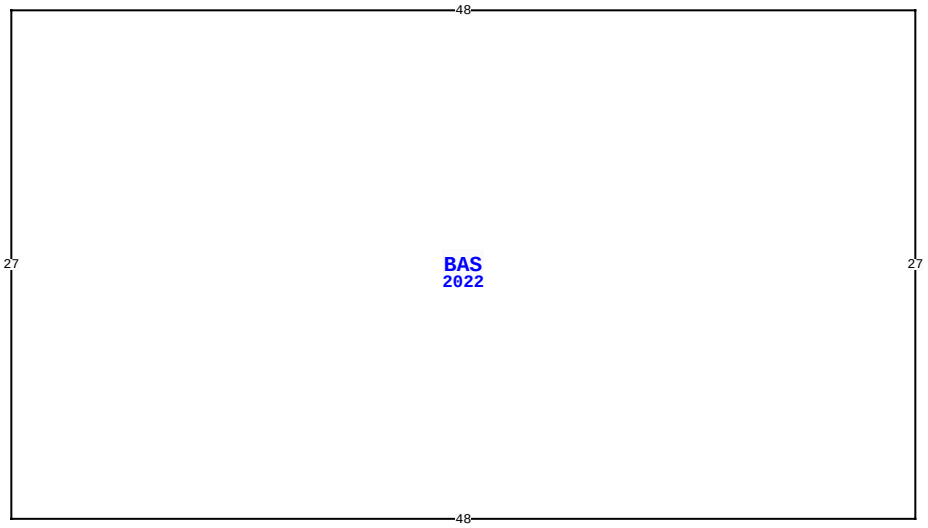
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	136,374
TOTALS	1,296		1,296	136,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	151.8400	106.29	137,752	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2023 Heated Area: 1296 HX Base Yr 2023



66534 FRED MINER ESTATE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		136,374
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		52,200
TOTAL MARKET VALUE		188,574
SOH/AGL Deduction		0
ASSESSED VALUE		188,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,574
TOTAL JUST VALUE		188,574
NCON VALUE		136,371
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007889	MH MOVE-ON	0	05/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2508/1289	10/25/2021	WD	U	V	11	100
GRANTOR: MINER STEVEN M						
GRANTEE: RUBIO DANIELLE ROSA						
2488/0251	8/16/2021	QC	U	V	11	100
GRANTOR: MINER STEVEN M						
GRANTEE: RUBIO DANIELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W48 S27 E48 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,200							

REVIEW DATE 07/13/2022 BY TWWW Total Acres: 1.16 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 08/02/2023 BY SYS