PT E1/2 OF NE1/4 OF
SEC 3-2N-26E IN OR 2488/248

SHAVERS CHRISTOPHER R/SHAVERS KIMBERLY D
66438 FRED MINER ESTATES DR
YULEE, FL 32097

2023

03-2N-26-0000-0001-0150

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	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	0	0 100
Units		0 100
Quality	04	Quality Level 04

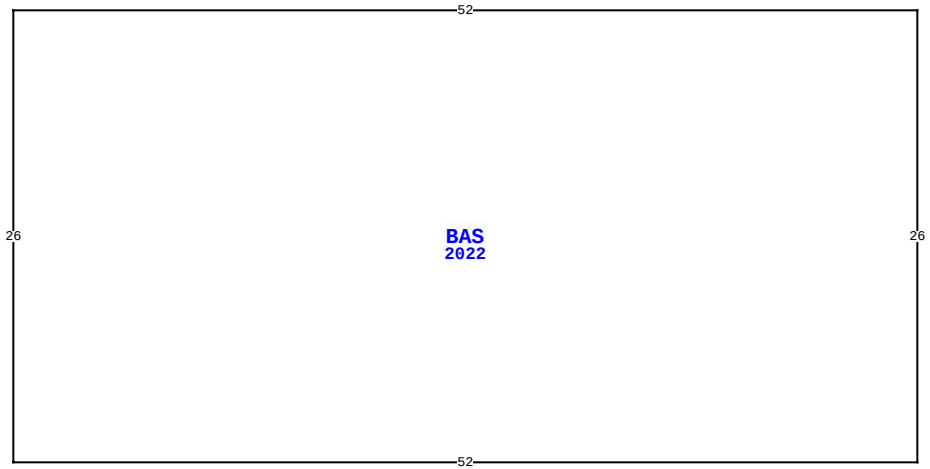
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	120,383
TOTALS	1,352		1,352	120,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	128.4800	89.94	121,599	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2023 Heated Area: 1352 HX Base Yr 2023



66438 FRED MINER ESTATES 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		120,383
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,650
TOTAL MARKET VALUE		218,033
SOH/AGL Deduction		0
ASSESSED VALUE		218,033
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,033
TOTAL JUST VALUE		218,033
NCON VALUE		120,377
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005921	CO ISSUED	0	07/21/2022
22005921	MH MOVE-ON	0	04/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2488/0248	8/17/2021	QC	U	V	11	100

GRANTOR: MINER STEVEN M

GRANTEE: SHAVERS CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W52 S26 E52 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	97,650							

REVIEW DATE 07/13/2022 BY TWWW Total Acres: 2.17 Total Land Value: 97,650 Market: 0 Agricultural: 0 Common: 97,650 PRINTED 08/02/2023 BY SYS