PT OF LOT 2 (S-13)
IN OR 1325/698
SUB HM THIGPEN EST DB 39/356

MILLER B ADRIAN II & KASANDRA
87287 LENTS ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0002-0130

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	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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

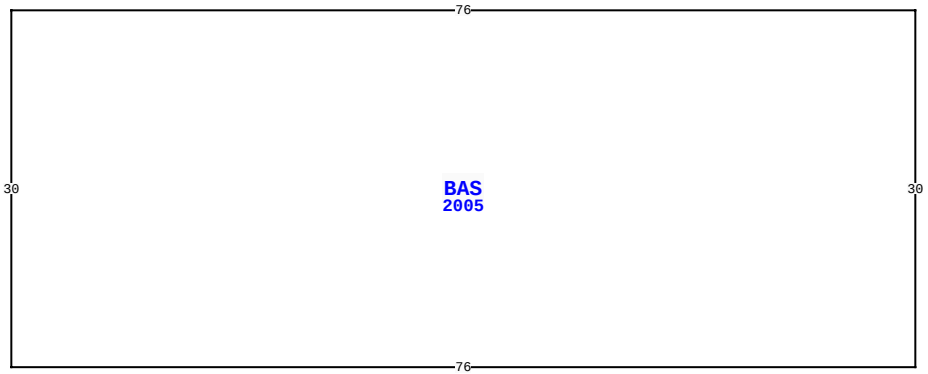
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	108,490
TOTALS	2,280		2,280	108,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	82.04	187,051	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2006 Heated Area: 2280 HX Base Yr 2006



87287 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,490
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		191,640
SOH/AGL Deduction		95,001
ASSESSED VALUE		96,639
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,639
TOTAL JUST VALUE		191,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH054697	MH MOVE-ON	0	11/01/2005
P10298	OTHER	0	11/01/2005
E15938	ELEC OTHER	0	10/01/2005
M10405	MECH OTHER	0	10/01/2005
B16155	FOUNDATION	1,950	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2621/0759	2/19/2022	QC	U	I	11	100
GRANTOR: SPINK ROBYN J F/K/A R						
GRANTEE: MILLER B ADRIAN II						
1325/0698	6/13/2005	WD	U	I	06	55,000
GRANTOR: KIRKLAND JOANN						
GRANTEE: MILLER B ADRIAN II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E76 N30$.

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	2005	2005	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/21/2019 BY SBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS