

PT OF JOHN D VAUGHAN GRANT
SEC 38-2N-27E IN OR 718/269
{R673349 & R673350}

BENNETT MONETTE
85706 MINER ROAD
YULEE, FL 32097

2023

38-2N-27-0000-0014-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	05	AVERAGE 100	0800	02	1,984	123.2000	86.24	171,100	1998	1998	0	0	0	56.00	44.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1999													Heated Area: 1890												
Roof Cover	12	MODULAR MT 100														HX Base Yr 1999												
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		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																04												
NEIGHBORHOOD/LOC			4053.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,890	100	1,890	71,717																								
UOP	150	25	38	1,442																								
UOP	225	25	56	2,125																								
TOTALS			2,265	1,984	75,284																							
EXTRA FEATURES			85706 MINER RD, YULEE																									
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												
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905													
4	0680	POLE SHED	0 100	30	38	1,140.00	SF	10.00	10.00	100	1990	1990	3	20	2,280													
5	0680	POLE SHED	0 100	15	15	225.00	SF	10.00	10.00	100	1990	1990	3	20	450													
6	0940	SHEDS/PORT	0 100	15	15	225.00	SF	20.10	20.10	100	2000	2000	3	20	905													
7	0940	SHEDS/PORT	0 100	12	20	240.00	SF	20.10	20.10	100	2000	2000	3	20	965													
8	0350	CARPORT WD	0 100	16	25	400.00	SF	13.00	13.00	100	1990	1990	3	20	1,040													
9	1242	WD DECK A	0 100	7	16	112.00	SF	10.00	10.00	100	2000	2000	3	20	224													
LAND DESCRIPTION			TOTAL OB/XF													8,769												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000											
2	000115	C	SFR ACRES	100			0.00	0.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000											
REVIEW DATE 07/06/2020 BY NWA Total Acres: 2.50 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																												