PT JOHN VAUGHAN GRANT
SEC 38-2N-27E IN OR 2103/394
& ESMT IN OR 2062/132

HUGHES TERRA
PO BOX 250
YULEE, FL 32041

2023

38-2N-27-0000-0019-0100

BUILDING CHARACTERISTICS

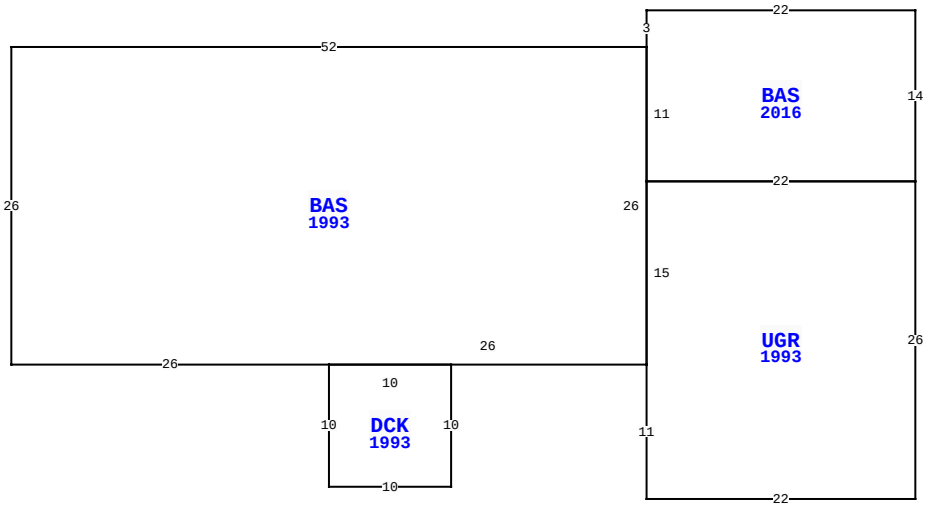
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	29,317
BAS	308	100	308	6,679
DCK	100	15	15	325
UGR	572	45	257	5,573
TOTALS	2,332		1,932	41,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,932	111.2000	72.28	139,645	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1660 HX Base Yr 2017



85290 MINER RD, 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		41,894
TOTAL MARKET OB/XF VALUE		2,385
TOTAL LAND VALUE - MARKET		48,720
TOTAL MARKET VALUE		92,999
SOH/AGL Deduction		34,364
ASSESSED VALUE		58,635
TOTAL EXEMPTION VALUE	HX HB	33,318
BASE TAXABLE VALUE		25,317
TOTAL JUST VALUE		92,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/0394	2/14/2017	QC	U	I	11	100
GRANTOR: HALFORD JOAN E						
GRANTEE: HUGHES TERRA						
2091/1638	12/27/2016	QC	U	I	11	100
GRANTOR: HALFORD JOAN E						
GRANTEE: HUGHES TARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W22 S3 BAS=[YR=1993] W52 S26 E26
DCK=[YR=1993] S10 E10 N10 W10$ E26 UGR1993= S11 E22 N26 W22 S15$ N26$ S11 E22 N14$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
2	0810	CONCRETE A	0	100	30	15	450.00	SF	6.50	6.50	100	1986	1986	3	52	1,521	

LAND DESCRIPTION

TOTAL OB/XF 2,385

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	000102	C	SFR/MH	100		OR	0.00	0.00	0.60	AC		1.00	1.00	1.00	80,000.00	80,000.00	48,000							
2	009630	C	SWAMP	0			0.00	0.00	1.44	AC		1.00	1.00	1.00	500.00	500.00	720							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 2.04 Total Land Value: 48,720 Market: 0 Agricultural: 0 Common: 48,720 PRINTED 08/02/2023 BY SYS