IN OR 1564/1086
1996 NOBI DW/MH

PAUL DORIS G & WALTER J
85244 MINER ROAD
YULEE, FL 32097

2023

42-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

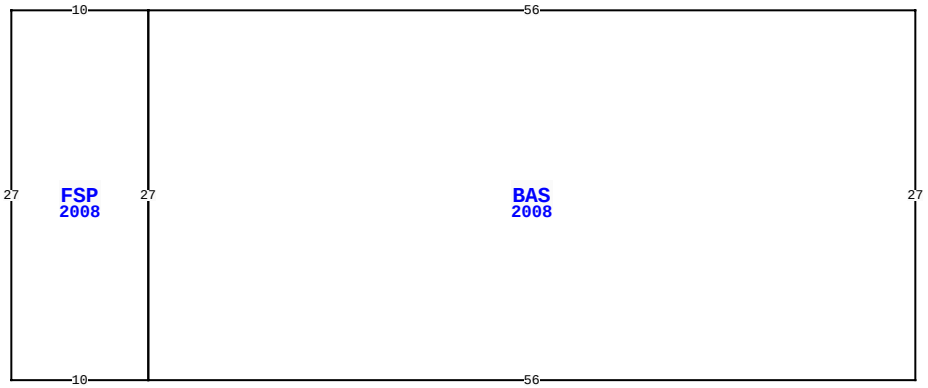
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	44,501
FSP	270	60	162	4,768
TOTALS	1,782		1,674	49,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,674	113.2000	73.58	123,173	1996	1996	0	0	0	60.00	40.00

1 M/H 93- – 100% - 2009 Heated Area: 1512 HX Base Yr 2009



85244 MINER RD, YULEE

BLD DATE	05/05/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		49,269
TOTAL MARKET OB/XF VALUE		5,688
TOTAL LAND VALUE - MARKET		102,450
TOTAL MARKET VALUE		157,407
SOH/AGL Deduction		81,478
ASSESSED VALUE		75,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,929
TOTAL JUST VALUE		157,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1086	5/02/2008	QC	U	I	01	100
GRANTOR: PAUL DORIS G						
GRANTEE: PAUL DORIS G & WALT						
0758/0687	4/30/1996	WD	Q	V		25,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: PAUL DORIS G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 FSP=[YR=2008] W10 S27 E10 N27$ S27 E56 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600	
2	1242	WD DECK A	0	100	8	5	40.00	SF	10.00	10.00	100	2003	2003	3	22	88	
3	0810	CONCRETE A	0	100	0	0	161.00	SF	6.50	6.50	100	1996	1996	3	73	764	
4	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	1998	1998	3	77	2,302	
5	0862	POOL VINYL	0	100	0	0	1.00	SF	50.00	50.00	100	1999	1999	3	25	13	
6	0680	POLE SHED	0	100	19	10	190.00	SF	10.00	10.00	100	1996	1996	3	25	475	
7	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2006	2006	3	31	446	

LAND DESCRIPTION

TOTAL OB/XF 5,688

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	000116	C	SFR MARSH	100			0.00	0.00	1.27	AC		1.00	1.00	1.00	80,000.00	80,000.00	101,600							
2	009630	C	SWAMP	0			0.00	0.00	1.70	AC		1.00	1.00	1.00	500.00	500.00	850							

REVIEW DATE 12/28/2019 BY NWA Total Acres: 2.97 Total Land Value: 102,450 Market: 0 Agricultural: 0 Common: 102,450 PRINTED 08/02/2023 BY SYS