



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	VALUATION SUMMARY																					
Exterior Wall	05	AVERAGE 100	0800	02	1,344	127.1600	89.01	119,629	2019	2019	0	0	0	3.00	97.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 0														Heated Area: 1344										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	48 28 48 28 BAS 2019																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floo	08	SHT VINYL 60																																		
Interior Floo	14	CARPET 40																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		3 100																																		
Bathrooms		2 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	1.	1. 100																																		
Units		0 100																																		
Quality			04	Quality Level 04																																
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	1,344	100	1,344	116,040																																
TOTALS			1,344	1,344	116,040																															
EXTRA FEATURES			85186 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																				
2	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	1992	1992	3	20	64																					
3	0751	UOP	0 100	8	24	192.00	SF	10.00	10.00	100	1992	1992	3	20	384																					
4	0751	UOP	0 100	6	30	180.00	SF	10.00	10.00	100	1992	1992	3	20	360																					
5	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000																					
6	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000																					
LAND DESCRIPTION			TOTAL OB/XF 12,808																																	
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	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000																			
REVIEW DATE 12/10/2019 BY NWTW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																																				

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1513	4/09/2007	WD	U	I	06	100
GRANTOR: BAKER HILDA						
GRANTEE: TEDDER HENRY R & SH						
1490/1510	4/09/2007	WD	U	I	06	100
GRANTOR: VINCENT JOHN G III						
GRANTEE: TEDDER HENRY R & SH						

BUILDING DIMENSIONS

BAS=[YR=2019] W48 S28 E48 N28\$.