BLOCK 1 LOTS 4 5 & 6 &
PT OF SEC 42 IN OR 2232/1717
YULEE HEIGHTS SUB PB 3/47A

MALONE ROBIN H & DEBRA H
85220 MINER RD
YULEE, FL 32097

2023

42-2N-27-4400-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

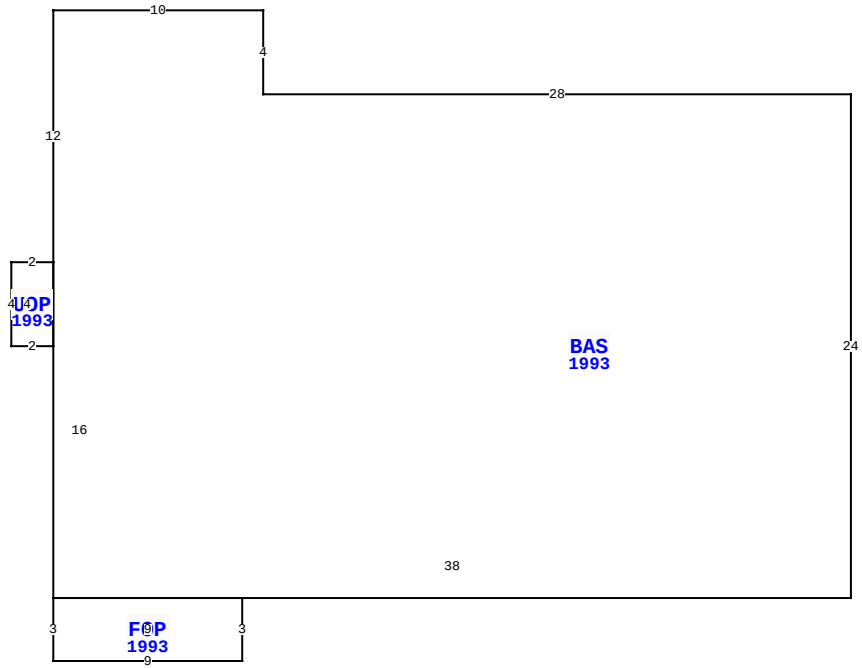
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	60,314
FOP	27	30	8	507
UOP	8	20	2	127
TOTALS	987		962	60,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	962	108.0000	97.47	93,766	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 952 HX Base Yr



86147 CALLAWAY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	79,139
TOTAL MARKET OB/XF VALUE	4,865
TOTAL LAND VALUE - MARKET	190,200
TOTAL MARKET VALUE	274,204
SOH/AGL Deduction	114,267
ASSESSED VALUE	159,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,937
TOTAL JUST VALUE	274,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09282	MECH OTHER	0	02/01/2005
E0514261	ELEC OTHER	0	02/01/2005
P0408836	OTHER	0	12/01/2004
MH044512	MH MOVE-ON	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1717	10/25/2018	QC	U	I	11	100
GRANTOR: MALONE ROBIN H & DEBR						
GRANTEE: MALONE ROBIN H & DE						
2103/0604	2/24/2017	QC	U	I	11	100
GRANTOR: MALONE ROBIN H						
GRANTEE: MALONE ROBIN H OR D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N4 W10 S12 UOP=[YR=1993] W2 S4 E2 N4$ S16
FOP=[YR=1993] S3 E9 N3 W9$ E38 N24$.

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	0200	BARN WD 0-	0	0	36	14	504.00	SF	10.00	10.00	100	1981	1981	3	20	1,008	
2	0511	GARAGE CB-	0	0	22	12	264.00	SF	40.00	40.00	100	1956	1956	3	20	2,112	
3	0810	CONCRETE A	0	0	0	0	192.00	SF	6.50	6.50	100	1980	1980	3	35	437	
4	0680	POLE SHED	0	0	12	14	168.00	SF	10.00	10.00	100	1993	1993	3	20	336	
5	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	27	972	

LAND DESCRIPTION

TOTAL OB/XF 4,865

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	000100	C	SFR	0			300.00	120.00	3.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	120,000							
2	000115	C	SFR ACRES	0		RS-2	0.00	0.00	1.30	AC		1.00	1.00	0.90	60,000.00	54,000.00	70,200							

REVIEW DATE 03/31/2017 BY SB Total Acres: 1.30 Total Land Value: 190,200 Market: 0 Agricultural: 0 Common: 190,200 PRINTED 08/02/2023 BY SYS

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2023

42-2N-27-4400-0001-0040

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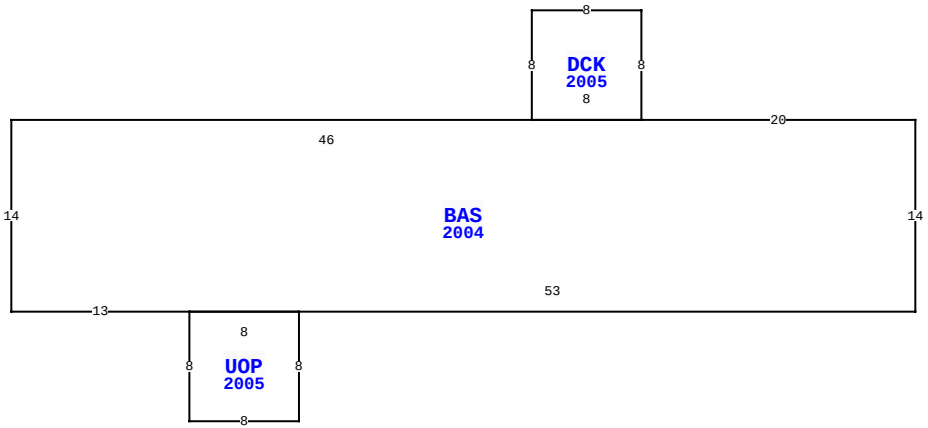
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,694
DCK	64	15	10	191
UOP	64	25	16	306
TOTALS	1,052		950	18,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	950	98.2000	63.83	60,638	1991	1991	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



86147 CALLAWAY DR, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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INCOME VALUE	
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GRANTOR: MALONE ROBIN H & DEBR						
GRANTEE: MALONE ROBIN H & DE						
2103/0604	2/24/2017	QC	U	I	11	100
GRANTOR: MALONE ROBIN H						
GRANTEE: MALONE ROBIN H OR D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 DCK=[YR=2005] N8 W8 S8 E8$ W46 S14 E13
UOP=[YR=2005] S8 E8 N8 W8$ E53 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/31/2017 BY SB Total Acres: 1.30 Total Land Value: 190,200 Market: 0 Agricultural: 0 Common: 190,200 PRINTED 08/02/2023 BY SYS