LOT 26
ESMT IN OR 441/682
YULEE WOODS PB 5/56

HUTSELL ROBERT
85019 MINER ROAD
YULEE, FL 32097

2023

42-2N-27-4610-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

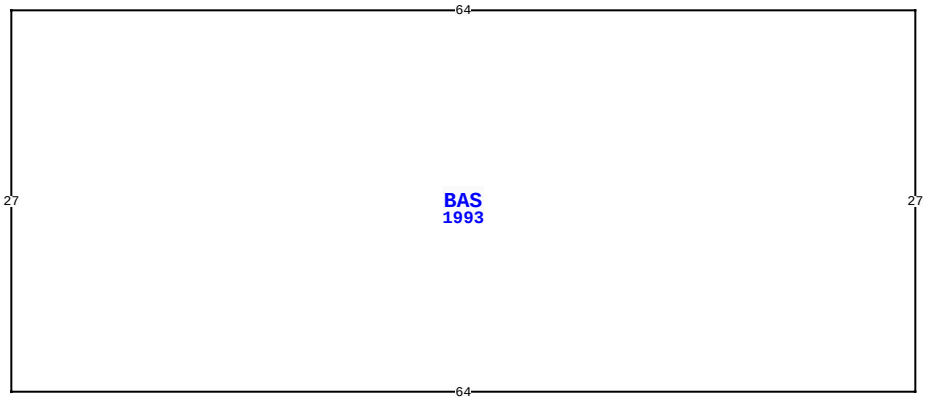
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	36,055
TOTALS	1,728		1,728	36,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	107.0000	69.55	120,182	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1728 HX Base Yr



85019 MINER RD, 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	36,055
TOTAL MARKET OB/XF VALUE	48,144
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	164,199
SOH/AGL Deduction	42,288
ASSESSED VALUE	121,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,911
TOTAL JUST VALUE	164,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7547	NEW CONSTR	250	07/11/1991
7348	SWIM POOL	9,250	06/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/765	7/14/2023	WD	Q	I	01	240,000
GRANTOR: HUTTO LINDA						
GRANTEE: HUTSELL ROBERT						
2382/0307	8/05/2020	FJ	U	I	11	0
GRANTOR: THORNTON CHARLES E ES						
GRANTEE: HUTTO LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E64 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	0811	CONCRETE B	0	0	40	24	960.00	SF	5.20	5.20	100	1986	1986	3	52	2,596	
2	0511	GARAGE CB-	0	0	30	40	1,200.00	SF	30.00	30.00	100	1986	1986	3	52	18,720	
3	0812	CONCRETE C	0	0	0	0	4,416.00	SF	4.00	4.00	100	1989	1989	3	59.5	10,510	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
5	0845	KOOL DECK	0	0	0	0	637.00	SF	7.25	7.25	100	1991	1991	3	64	2,956	
6	0861	POOL GUNIT	0	0	36	16	576.00	SF	85.00	85.00	100	1991	1991	3	20	9,792	
7	1242	WD DECK A	0	0	27	12	324.00	SF	10.00	10.00	100	1998	1998	3	20	648	
8	1242	WD DECK A	0	0	18	17	306.00	SF	10.00	10.00	100	1998	1998	3	20	612	

LAND DESCRIPTION

TOTAL OB/XF 48,144

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	0		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/23/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS