BLOCK 7 LOT 28
IN OR 2200/1224
YULEE WOODS #2 PB 5/83 & 84

JOHNS WILLIAM II & SHARON
85073 MINER RD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0280

BUILDING CHARACTERISTICS

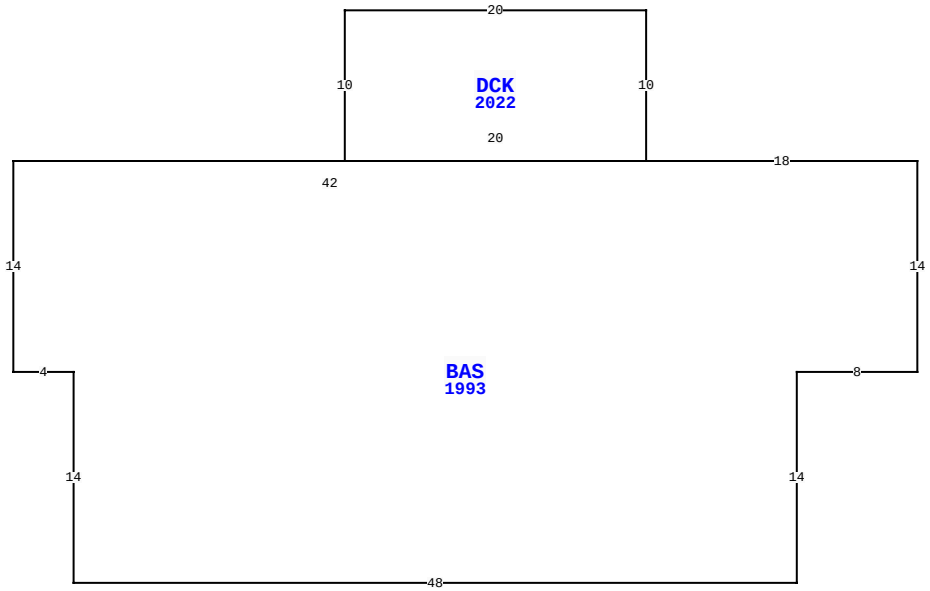
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,512	100	1,512	53,458
DCK	200	15	30	1,061
TOTALS	1,712		1,542	54,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,542	118.2500	76.86	118,518	1984	1999	0	0	0	54.00	46.00

1 M/H 93- – 100% - 2019 Heated Area: 1512 HX Base Yr 2019



85073 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		72,466
TOTAL MARKET OB/XF VALUE		312
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		152,778
SOH/AGL Deduction		82,373
ASSESSED VALUE		70,405
TOTAL EXEMPTION VALUE	HX HB	45,405
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,778
NCON VALUE		19,009
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003745	GARAGE	40,152	04/15/2019
7616	ADDITION	23,520	10/17/1991
7996	MH MOVE-ON	7,900	12/06/1989
6992	MH MOVE-ON	2,600	10/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/1224	5/27/2018	WD	Q	I	02	85,000
GRANTOR: DOUGLAS MARK K & ANDR						
GRANTEE: JOHNS WILLIAM II &						
1717/1127	12/17/2010	WD	U	I	30	55,700
GRANTOR: DOUGLAS OLIN K & ROSE						
GRANTEE: DOUGLAS MARK K & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 DCK=[YR=2022] N10 W20 S10 E20$ W42 S14 E4 S14 E48 N14E8 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	0810	CONCRETE A	0	100	4	16	64.00	SF	6.50	6.50	100	1997	1997	3	75	312	

LAND DESCRIPTION

TOTAL OB/XF 312

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	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

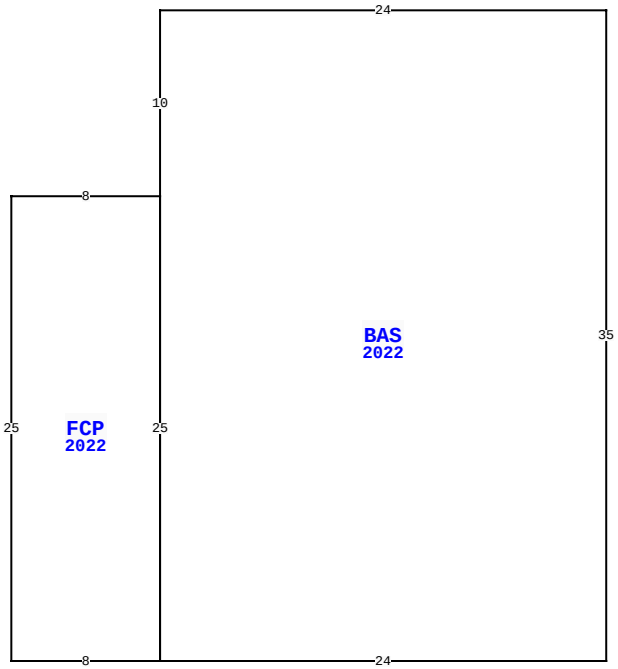
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,940
FCP	200	25	50	1,009
TOTALS	1,040		890	17,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	890	59.4000	20.79	18,503	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2019 Heated Area: 840 HX Base Yr 2019



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GRANTOR: DOUGLAS OLIN K & ROSE						
GRANTEE: DOUGLAS MARK K & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S10 FCP=[YR=2022] W8 S25 E8 N25$ S25 E24 N35$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS