BLOCK 7 LOT 31
IN OR 2391/946
YULEE WOODS #2 PB 5/83 & 84

CLIFTON AARON ANDREW
85103 MINER RD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

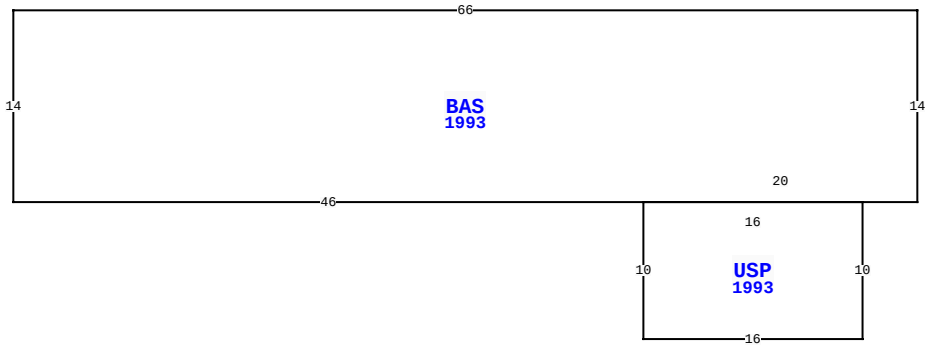
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	20,721
USP	160	50	80	1,794
TOTALS	1,084		1,004	22,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,004	115.0000	74.75	75,049	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 924 HX Base Yr 2023



85103 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		22,515
TOTAL MARKET OB/XF VALUE		634
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		103,149
SOH/AGL Deduction		0
ASSESSED VALUE		103,149
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,149
TOTAL JUST VALUE		103,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2391/0946	9/11/2020	FJ	U	I	11	100
GRANTOR: CLIFTON DAVID A EST						
GRANTEE: CLIFTON AARON ANDRE						
0724/1094	2/27/1995	WD	U	I	07	100
GRANTOR: PATE MARK & SHEILA						
GRANTEE: CLIFTON DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E46 USP=[YR=1993] S10 E16 N10 W16$ E20 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	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1994	1994	3	23	442	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 634

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/17/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS