BLOCK 7 LOT 37
IN OR 1916/1303
R583382 & R583383

HUNTER ROBERT H & WENDY L
85163 MINER RD
YULEE, FL 32097-7256

2023

42-2N-27-4612-0007-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

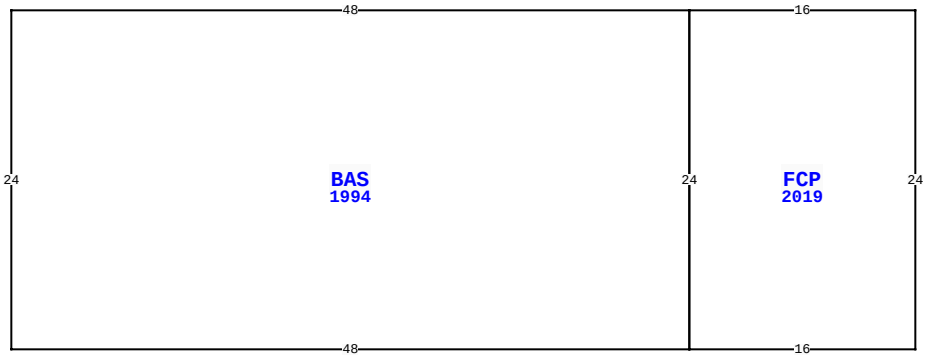
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	1,152	100	1,152	28,450
FCP	384	25	96	2,371
TOTALS	1,536		1,248	30,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	117.6000	82.32	102,735	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2016 Heated Area: 1152 HX Base Yr 2016



85163 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		30,820
TOTAL MARKET OB/XF VALUE		1,493
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		112,313
SOH/AGL Deduction		55,872
ASSESSED VALUE		56,441
TOTAL EXEMPTION VALUE	HX HB	31,441
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005044	CARPORT	13,766	01/01/2018
B1428937	18X20CPT	7,646	06/01/2014
94663	MH MOVE-ON	31,190	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1916/1303	5/02/2014	WD	Q	I	01	53,000
GRANTOR: DAVIS SONJA D						
GRANTEE: HUNTER ROBERT H & W						
1049/1035	4/12/2002	WD	Q	I		77,000
GRANTOR: HILLIG FRANCES & KERI						
GRANTEE: DAVIS SONJA						

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	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1994	1994	3	20	64	
2	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	1994	1994	3	70	1,365	
3	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1996	1996	3	20	64	

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2019] W16 BAS=[YR=1994] W48 S24 E48 N24$ S24 E16 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,493

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 07/16/2019 BY DJMB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS