

BLOCK 7 LOT 42
IN OR 2205/1173
1987 TITAN DW/MH

SHERWOOD ANTHONY/SHERWOOD CRAIG
85207 MINER ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0007-0420



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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 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
BUD4 Adjustme	04	. 100
BUD8 Adjustme	04	DIST 01 100

Quality	02	Quality Level 02
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	2,041	100	2,041	43,145
UOP	372	25	93	1,966

TOTALS	2,413	2,134	45,111
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	13	22	286.00	SF	20.10	20.10	
3	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	
4	1242	WD DECK A	0	0	21	12	120.00	SF	10.00	10.00	
5	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	
6	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT	

REVIEW DATE	03/24/2023	BY	NWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	2,134	67.7600	44.04	93,981	1987	2000	0	0	0	52.00	48.00	
1 M/H 93- - 0% - 0													
Heated Area: 2041 HX Base Yr													

85207 MINER RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
1,838													

Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	76,671		
TOTAL MARKET OB/XF VALUE	1,838		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	158,509		
SOH/AGL Deduction	28,758		
ASSESSED VALUE	129,751		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	129,751		
TOTAL JUST VALUE	158,509		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	124,228		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108039	CARPORT	4,104	03/01/2001
B006805	CARPORT	4,536	02/01/2000
R991524	REPAIR/RRF	0	02/01/1999
6125	XFOB	4,862	11/17/1989
5326	REPAIR/RRF	1,300	11/28/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1173	5/29/2018	FJ U	I	11		100
GRANTOR: SHERWOOD EUNICE L EST						
GRANTEE: SHERWOOD ANTHONY &						
2202/0065	5/29/2018	FJ U	I	11		100
GRANTOR: SHERWOOD EUNICE L EST						
GRANTEE: SHERWOOD ANTHONY &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 UOP=[YR=1993] N12 W31 S12 E31\$ W65 S27 E16 N1 E4 R2 D1 E6 U1 R2 E5 S1 E41 N27\$.											

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	02	WALL BD/WD 100		
Interior Floor	14	CARPET 100		
Air Condition	02	WINDOW 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 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	380	100	380	23,890
UCP	494	20	99	6,224
UOP	114	20	23	1,446
TOTALS	988		502	31,560

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	502	80.3000	72.47	36,380	1995	1995	0	0	0 13.25	86.75

2 SINGLE FAM - 0% - 0

Heated Area: 380

HX Base Yr

19

20

6

19

BAS

1995

UOP

1995

19

26

19

26

UCP

1999

BLD DATE

XF DATE

LGL DATE

LAND DATE