BLOCK 8 LOT 1 IN OR 1740/443
(EX OR 1986/931)
2011 PALH DW/MH

KEEN O FRANKLIN
85172 MINER RD
YULEE, FL 32097-7257

2023

42-2N-27-4612-0008-0010

BUILDING CHARACTERISTICS

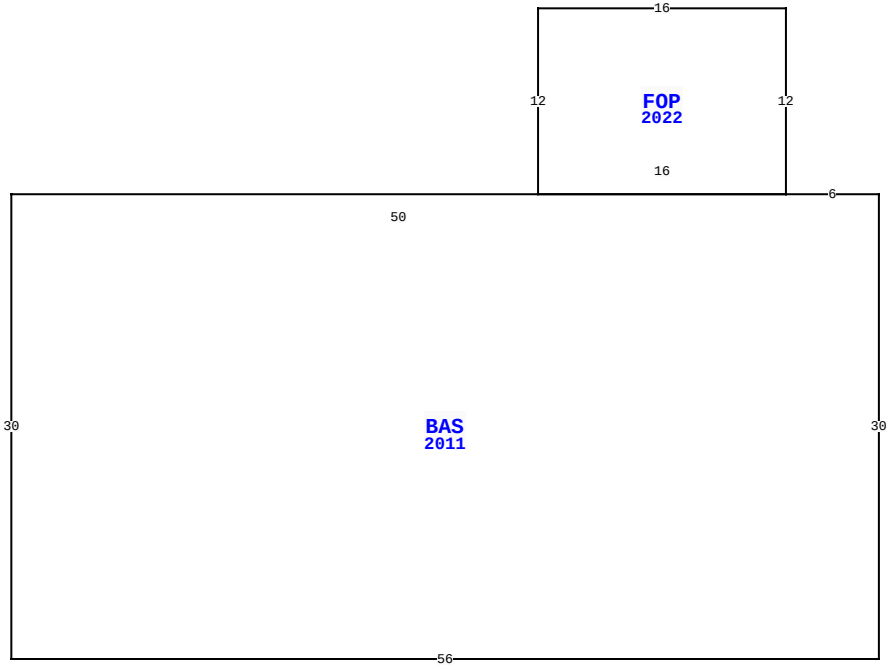
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,680	100	1,680	132,512
FOP	192	30	58	4,575
TOTALS	1,872		1,738	137,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,738	125.2000	87.64	152,318	2011	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2012 Heated Area: 1680 HX Base Yr 2012



BLD DATE	01/23/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85172 MINER RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		137,086
TOTAL MARKET OB/XF VALUE		30,144
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		247,230
SOH/AGL Deduction		127,237
ASSESSED VALUE		119,993
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,993
TOTAL JUST VALUE		247,230
NCON VALUE		18,786
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5352	CO ISSUED	0	07/19/2011
M16304	H/AC	0	06/01/2011
P14843	NEW CONSTR	0	06/01/2011
96-2931	XFOB	3,264	07/16/1996
95-01829	SWIM POOL	11,200	04/01/1995
8632	XFOB	4,820	01/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/0791	12/29/2021	WD	U	I	11	100
GRANTOR: KEEN JOYCE P						
GRANTEE: KEEN O FRANKLIN						
1740/0443	5/20/2011	WD	U	I	11	45,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: KEEN O FRANKLIN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W6 FOP=[YR=2022] N12 W16 S12 E16$ W50 S30 E56 N30 $.

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
4	0811	CONCRETE B	0	100	48	30	1,440.00	SF	5.20	5.20	100	1993	1993	3	68	5,092	
5	0845	KOOL DECK	0	100	0	0	687.00	SF	7.25	7.25	100	1995	1995	3	72	3,586	
6	0861	POOL GUNIT	0	100	0	0	359.00	SF	85.00	85.00	100	1995	1995	3	20	6,103	
7	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1996	1996	3	20	1,152	
8	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2015	2015	3	74	3,996	
9	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2013	2013	3	65	3,510	
10	0810	CONCRETE A	0	100	0	0	540.00	SF	6.50	6.50	100	2015	2015	3	96	3,370	
11	0810	CONCRETE A	0	100	0	0	540.00	SF	6.50	6.50	100	2013	2013	3	95	3,335	

LAND DESCRIPTION

TOTAL OB/XF 30,144

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	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