

BROWNETT JOHN R III & SHELLEY
85154 MINER RD
YULEE, FL 32097

2023

42-21-27-4012-0008-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD	CONSTRUCTION							TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall		05	AVERAGE 100							0800	02	1,404	140.1600	98.11	137,746	1997	2007	0	0	0	38.00	62.00	VALUATION BY																										
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2020										Heated Area: 1404										HX Base Yr 2020										STANDARD									
Roof Cover		03	COMP SHNGL 100							BAS 1997										BUILDING MARKET VALUE										85,403																			
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										1,136																			
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET										80,000																			
Interior Floo		08	SHT VINYL 30																	TOTAL MARKET VALUE										166,539																			
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										50,189																			
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										116,350																			
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB 50,000																			
Bathrooms			2 100																	BASE TAXABLE VALUE										66,350																			
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										166,539																			
Stories Units		1.	1. 100 0 100																	NCON VALUE										0																			
																				INCOME VALUE																													
																				PREVIOUS YEAR MKT VALUE										123,711																			
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	1,404	100	1,404	85,403																																													
TOTALS		1,404		1,404	85,403																																												
EXTRA FEATURES										85154 MINER RD, YULEE																																							
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																																	
1	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2013	2013	3	65	416																																		
2	0751	UOP	0 0	8	12	96.00	SF	10.00	10.00	100	2013	2013	3	75	720																																		
LAND DESCRIPTION										TOTAL OB/XF										1,136																													
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																									
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 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																																																	