BLOCK 8 LOT 6
IN OR 1494/77 1983 SUNV SWMH
2012 JACB DW/MH

BALES ROBERT P & MEGAN L
85128 MINER RD
YULEE, FL 32097

2023

42-2N-27-4612-0008-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

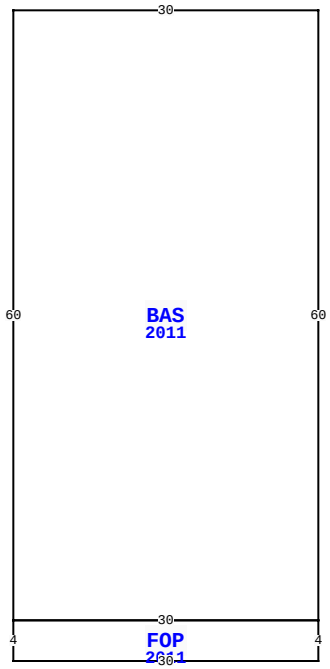
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,800	100	1,800	103,018
FOP	120	30	36	2,060
TOTALS	1,920		1,836	105,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	116.8000	81.76	150,111	2011	2011	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2008 Heated Area: 1800 HX Base Yr 2008



85128 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,078
TOTAL MARKET OB/XF VALUE		757
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		185,835
SOH/AGL Deduction		84,769
ASSESSED VALUE		101,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,066
TOTAL JUST VALUE		185,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5356	CO ISSUED	0	08/16/2011
P14898	NEW CONSTR	0	08/01/2011
M16387	H/AC	0	07/01/2011
8712	MH MOVE-ON	4,500	10/21/1991
7410	MH MOVE-ON	16,500	08/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/0077	4/23/2007	WD	Q	I		67,000
GRANTOR: LAMB CHARLES M						
GRANTEE: BALES ROBERT P & ME						
0650/0848	3/03/1992	WD	U	V	06	100
GRANTOR: MCATEER MARY A						
GRANTEE: LAMB CHARLES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S60 FOP=[YR=2011] S4 E30 N4 W30$ E30 N60$.

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
3	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2009	2009	3	91	757	

LAND DESCRIPTION

TOTAL OB/XF 757

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 10/18/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS