

BLOCK 8 LOT 11
IN OR 1294/723
8U6205841A & 8U6205841B

TURBEVILLE ASHLEY & TAMMY
85074 MINER ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0008-0110



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	1,713	117.2000	82.04	140,535	1996	1996	0	0	0	60.00	40.00																	
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 2018										Heated Area: 1713										HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100								27 BAS 2000 27 64 35 15 14																													
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 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	1,713	100	1,713	56,214																																			
TOTALS		1,713	1,713	56,214																																			
EXTRA FEATURES										85074 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	0510	GARAGE WD-	0 100	24	24	576.00	SF	28.00	28.00	100	1992	1992	3	20	3,226																								
2	0812	CONCRETE C	0 100	0	0	1,908.00	SF	4.00	4.00	100	1998	1998	3	77	5,877																								
3	0911	SCRN RM A	0 100	12	20	240.00	SF	17.50	17.50	100	1998	1998	3	20	840																								
LAND DESCRIPTION																				TOTAL OB/XF 9,943																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 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																																							