LOT 5 INCL S-1 (EX S-2)
L/E OR 1153/806
ESMT IN OR 367/776

MILLER TIMOTHY OWEN JR
97045 MILLER RD
YULEE, FL 32097

2023

44-3N-28-5050-0005-0000

BUILDING CHARACTERISTICS

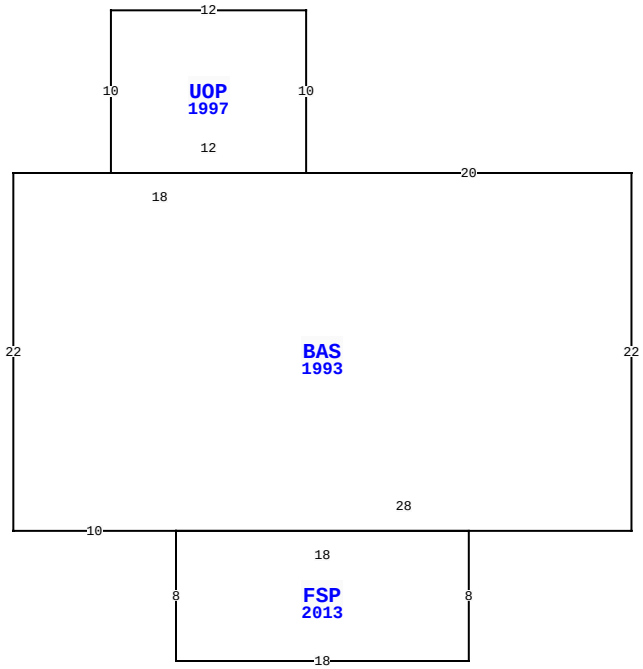
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	836	59,729
FSP	144	40	58	4,144
UOP	120	20	24	1,715
TOTALS	1,100		918	65,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	918	117.7200	106.24	97,528	1960	1960	0	10	0	22.75	67.25

1 SINGLE FAM – 0% - 0 Heated Area: 836 HX Base Yr



97045 MILLER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	65,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,800
TOTAL MARKET VALUE	158,388
SOH/AGL Deduction	18,640
ASSESSED VALUE	139,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,748
TOTAL JUST VALUE	158,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B078323	GARAGE	30,000	12/01/2000
96 1183	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1153/0806	7/15/2003	WD	U	I	18	100
GRANTOR: MILLER LINA G L/E						
GRANTEE: MILLER TIMOTHY O &						
0373/0096	11/01/1982	WD	Q	V		9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1997] N10 W12 S10 E12$ W18 S22 E10
FSP=[YR=2013] S8 E18 N8 W18$ E28 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	80,000.00	80,000.00	92,800							

REVIEW DATE 11/21/2017 BY KW Total Acres: 1.16 Total Land Value: 92,800 Market: 0 Agricultural: 0 Common: 92,800 PRINTED 08/02/2023 BY SYS