

PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 1922/143 &
PT OR 1253/874

CRIMMINGER MICHAEL V L/E/
PO BOX 1546
YULEE, FL 32041-1546

2024

38-2N-27-0000-0019-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																								
Exterior Wall	12	CEDAR 100	0800	02	1,647	111.6000	83.70	137,854	1999	1999	0	0	0	56.00	44.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2000													Heated Area: 1647										HX Base Yr 2000													
Roof Cover	01	MINIMUM 100	27 61 27 61 BAS 1999																																				
Interior Wall	04	PLYWOOD 50																																					
Interior Wall	05	DRYWALL 50																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
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			0200MOBILE HOME																																				
MAP NUM			MKT AREA																		04																		
NEIGHBORHOOD/LOC			4053.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,647	100	1,647	60,656																																			
TOTALS			1,647	1,647	60,656																																		
EXTRA FEATURES										85488 MINER RD, YULEE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
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	0511	GARAGE CB-	0 100	26	48	1,248.00	SF	40.00	40.00	100	1996	1996	3	72	35,942																								
2	0751	UOP	0 100	10	20	200.00	SF	10.00	10.00	100	2001	2001	3	29	580																								
3	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	1999	1999	3	20	64																								
LAND DESCRIPTION																											TOTAL OB/XF 36,586												
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	5.20	AC		1.00	1.00	1.00	80,000.00	80,000.00	416,000																						
2	009630	C	SWAMP	100		OR	0.00	0.00	22.99	AC		1.00	1.00	1.00	500.00	500.00	11,495																						
REVIEW DATE 05/12/2019 BY KBA Total Acres: 28.19 Total Land Value: 427,495 Market: 0 Agricultural: 0 Common: 427,495 PRINTED 08/06/2024 BY SYS																																							