LOT 1
OAK WOODS PB 5/370

PARKER WILLIAM V & KATHERINE I
85556 MINER ROAD
YULEE, FL 32097

2024

38-2N-27-1525-0001-0000

BUILDING CHARACTERISTICS

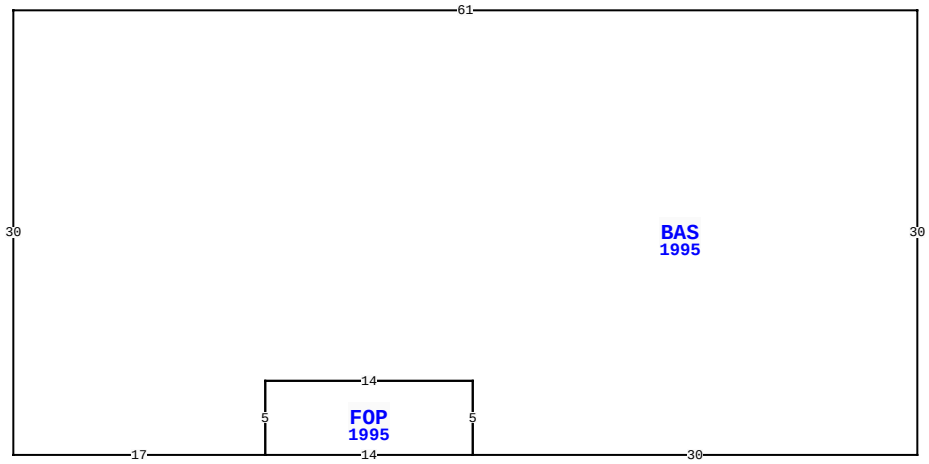
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	157,327
FOP	70	30	21	1,877
TOTALS	1,830		1,781	159,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	123.0000	116.85	208,110	1995	1995	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 1998 Heated Area: 1760 HX Base Yr



85556 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,204
TOTAL MARKET OB/XF VALUE		3,070
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		242,274
SOH/AGL Deduction		0
ASSESSED VALUE		242,274
TOTAL EXEMPTION VALUE	13	242,274
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		242,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01542	NEW CONSTR	61,618	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0942	12/14/2021	QC	U	I	11	100
GRANTOR: PARKER WILLIAM V						
GRANTEE: PARKER WILLIAM V &						
0804/0452	8/22/1997	WD	Q	I		98,000
GRANTOR: FRAZIER CAROL & ELLEN						
GRANTEE: PARKER WM & C DARLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W61 S30 E17 FOP=[YR=1995] N5 E14 S5 W14$ N5 E14 S5 E30 N30$.

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
1	0810	CONCRETE A	0	100	57	4	228.00	SF	6.50	6.50	100	1995	1995	3	70	1,037	
2	0681	POLE SHED	0	100	22	22	484.00	SF	15.00	15.00	100	2000	2000	3	28	2,033	

LAND DESCRIPTION

TOTAL OB/XF 3,070

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	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/03/2020 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS