

LOT 26
ESMT IN OR 441/682
YULEE WOODS PB 5/56

HUTSELL ROBERT
85019 MINER ROAD
YULEE, FL 32097

2024

42-2N-27-4610-0026-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
Exterior Wall	26	AL SIDING	100	0820	02	1,728	115.2000	80.64	139,346	1988	2000	0	0	0	54.00	46.00	VALUATION BY				STANDARD								
Roof Structur	03	GABLE/HIP	100	1 M/H 93- - 100% - 2024										Heated Area: 1728				HX Base Yr 2024											
Roof Cover	12	MODULAR MT	100	276427 BAS1993										Tax Group: 4				Tax Dist:											
Interior Wall	04	PLYWOOD	50											BUILDING MARKET VALUE				81,842											
Interior Wall	05	DRYWALL	50											TOTAL MARKET OB/XF VALUE				16,039											
Interior Floo	14	CARPET	80											TOTAL LAND VALUE - MARKET				80,000											
Interior Floo	08	SHT VINYL	20											TOTAL MARKET VALUE				177,881											
Air Condition	03	CENTRAL	100											SOH/AGL Deduction				0											
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE				177,881											
Bedrooms	3	100												TOTAL EXEMPTION VALUE				HX HB		50,000									
Bathrooms	2	100												BASE TAXABLE VALUE				127,881											
Frame	02	WOOD FRAME	100											TOTAL JUST VALUE				177,881											
Stories	1.	1. 100		NCON VALUE				0																					
Units	0	100		INCOME VALUE																									
BUD8 Adjustme	04	DIST 01	100	PREVIOUS YEAR MKT VALUE				164,199																					
Quality										03 Quality Level 03																			
DOR CODE										0200 MOBILE HOME																			
MAP NUM										MKT AREA																			
NEIGHBORHOOD/LOC										4048.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,728	100	1,728	64,099																									
TOTALS										1,728 1,728 64,099																			
EXTRA FEATURES										85019 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	0811	CONCRETE B	0 100	40 24	960.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,471															
3	0812	CONCRETE C	0 100	0 0	4,416.00	SF	4.00	4.00	100	1989	1989	3	57	10,068															
4	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240															
9	0351	CARPORT MT	0 100	30 12	360.00	SF	10.00	10.00	100	2024	2008		35	1,260															
LAND DESCRIPTION										TOTAL OB/XF 16,039																			
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	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
REVIEW DATE 04/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																													

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