LOT 30
IN OR 1746/1314
YULEE WOODS PB 5/56

RUSS LISA VALERIE
85057 MINER RD
YULEE, FL 32097

2024

42-2N-27-4610-0030-0000

BUILDING CHARACTERISTICS

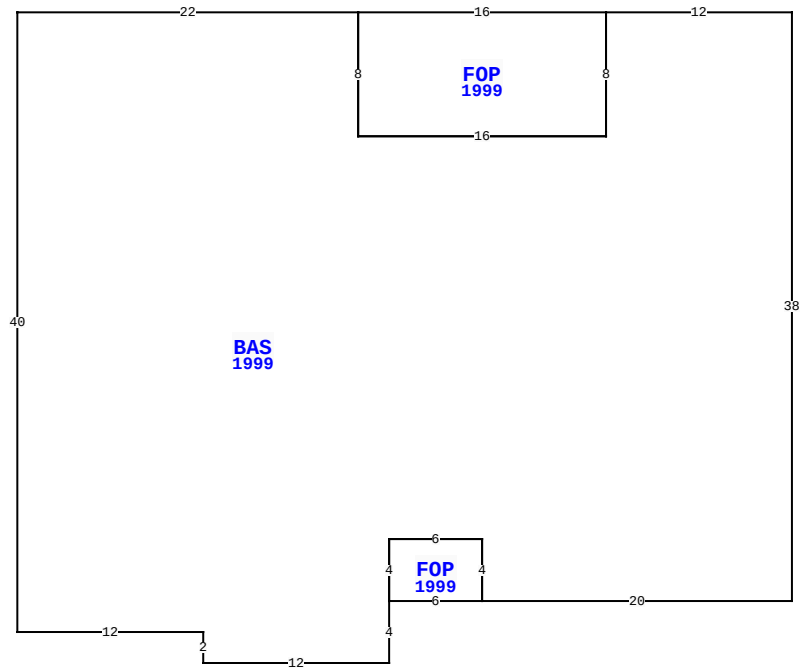
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	157,017
FOP	24	30	7	604
FOP	128	30	38	3,278
TOTALS	1,972		1,865	160,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,865	102.9000	97.76	182,322	1999	1999	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 0 Heated Area: 1820 HX Base Yr



85057 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		160,899
TOTAL MARKET OB/XF VALUE		13,307
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		254,206
SOH/AGL Deduction		122,186
ASSESSED VALUE		132,020
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,020
TOTAL JUST VALUE		254,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9905795	TEMP POLE	1,500	04/01/1999
B995927	NEW CONSTR	94,950	04/01/1999
973703	GARAGE	15,300	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/1314	7/30/2010	QC	U	I	11	100
GRANTOR: CAMPBELL JEFFERY E &						
GRANTEE: RUSS LISA VALERIE						
0864/1370	1/28/1999	WD	U	I	07	100
GRANTOR: WILCOX EDWARD M & BET						
GRANTEE: CAMPBELL JEFFERY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 FOP=[YR=1999] W16 S8 E16 N8$ S8 W16 N8 W22 S40 E12 S2 E12 N4 FOP=[YR=1999] E6 N4 W6 S4$ N4 E6 S4 E20 N38$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	28.00	28.00	100	2002	2002	3	30	7,560	
3	0350	CARPORT WD	0	100	20	20	400.00	SF	8.58	8.58	100	2002	2002	3	20	686	
4	0803	ASPHALT C	0	100	0	0	5,390.00	SF	2.00	2.00	20	2003	2003	3	20	2,156	

LAND DESCRIPTION

TOTAL OB/XF 13,307

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	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS