

JOHNS WILLIAM II & SHARON
85073 MINER RD
YULEE, FL 32097

42-2N-27-4612-0007-0280

[illegible]

BLOCK 7 LOT 28
IN OR 2200/1224
YULEE WOODS #2 PB 5/83 & 84

JOHNS WILLIAM II & SHARON
85073 MINER RD
YULEE, FL 32097

2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL	100	
Roof Structur	10	STEEL FRME	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	07	NONE	100	
Interior Floo	03	CONC FINSH	100	
Air Condition	01	NONE	100	
Heating Type	01	NONE	100	
Bedrooms		0	100	
Bathrooms		0	100	
Frame	05	STEEL	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality		05	Quality Level 05	
DOR CODE		0200	MOBILE HOME	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,765
FCP	200	25	50	998
		</		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	890	59.4000	20.79	18,503	2019	2019	0	0	4.00	96.00
2 GARAGE RES - 100% - 2019 Heated Area: 840 HX Base Yr 2019											
25 8 25 8 24 35 24 10 BAS 2022 FCP 2022											
85073 MINER RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										73,928		
TOTAL MARKET OB/XF VALUE										304		
TOTAL LAND VALUE - MARKET										80,000		
TOTAL MARKET VALUE										154,232		
SOH/AGL Deduction										81,715		
ASSESSED VALUE										72,517		
TOTAL EXEMPTION VALUE					HX HB					47,517		
BASE TAXABLE VALUE										25,000		
TOTAL JUST VALUE										154,232		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										152,778		