BLOCK 7 LOT 32
YULEE WOODS #2 PB 5/83 & 84

HILL WENDY M
85115 MINER ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Quality	04	Quality Level 04

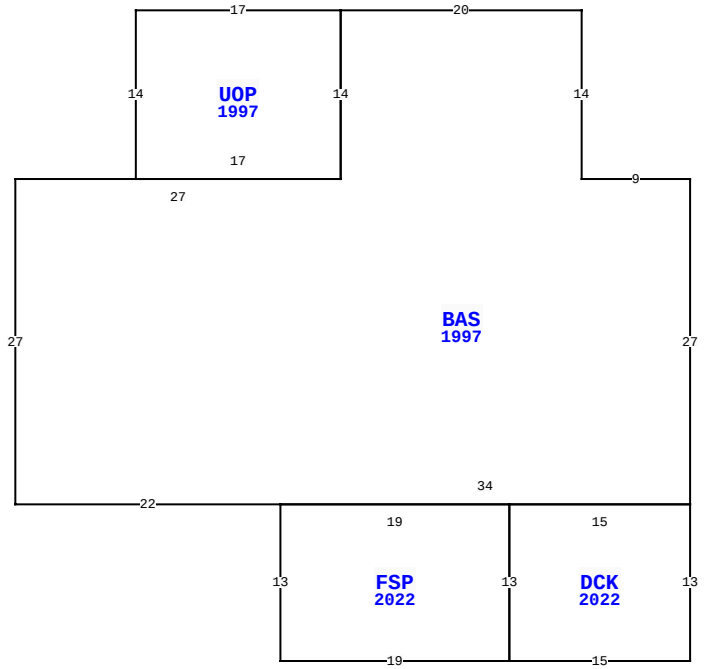
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	120,673
DCK	195	15	29	1,953
FSP	247	60	148	9,967
UOP	238	25	60	4,040
TOTALS	2,472		2,029	136,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,029	128.2600	96.20	195,190	1996	2012	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2022 Heated Area: 1792 HX Base Yr 2022



85115 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		140,443
TOTAL MARKET OB/XF VALUE		8,297
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		228,740
SOH/AGL Deduction		58,021
ASSESSED VALUE		170,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,719
TOTAL JUST VALUE		228,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1804	MH MOVE-ON	10,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0123	5/28/2021	WD	Q	I	02	199,000
GRANTOR: SCHAFFER LOGAN & DARL						
GRANTEE: HILL WENDY M						
2000/1222	8/21/2015	SW	U	I	11	100
GRANTOR: SCHAFFER LOGAN & DARL						
GRANTEE: LOGAN & DARLENE SCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W9 N14 W20 UOP=[YR=1997] W17 S14 E17 N14$ S14 W27 S27 E22 FSP=[YR=2022] S13 E19 DCK=[YR=2022] E15 N13 W15 S13$ N13 W19$ E34 N27$.

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	1996	1996	3	79	2,765	
2	1122	CB 6"	0	100	12	3	36.00	SF	5.85	5.85	100	1998	1998	3	75	158	
3	1122	CB 6"	0	100	12	3	36.00	SF	5.85	5.85	100	1998	1998	3	75	158	
4	0756	FEP	0	100	23	14	322.00	SF	27.00	27.00	100	2013	2013	3	60	5,216	

LAND DESCRIPTION

TOTAL OB/XF 8,297

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/16/2022 BY HS Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

BLOCK 7 LOT 32
YULEE WOODS #2 PB 5/83 & 84

HILL WENDY M
85115 MINER ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0320

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	01	NONE 80
Interior Floo	03	CONC FINSH 20
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	04	Quality Level 04

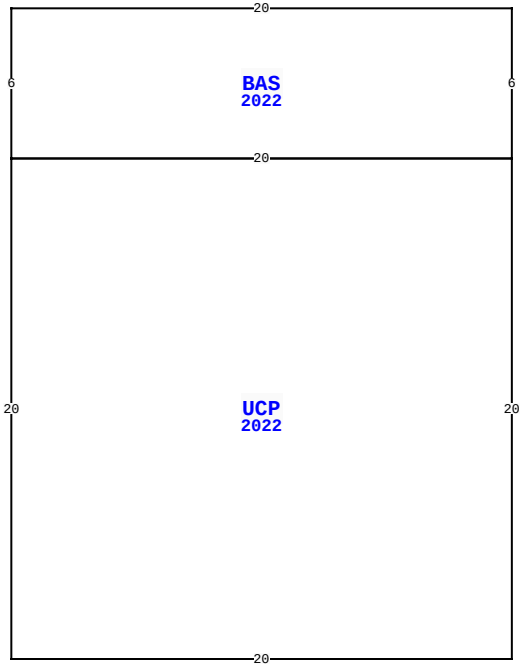
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	120	2,286
UCP	400	20	80	1,524
TOTALS	520		200	3,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	200	54.9780	19.24	3,848	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 120 HX Base Yr 2022



85115 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		140,443
TOTAL MARKET OB/XF VALUE		8,297
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		228,740
SOH/AGL Deduction		58,021
ASSESSED VALUE		170,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,719
TOTAL JUST VALUE		228,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0123	5/28/2021	WD	Q	I	02	199,000
GRANTOR: SCHAFFER LOGAN & DARL						
GRANTEE: HILL WENDY M						
2000/1222	8/21/2015	SW	U	I	11	100
GRANTOR: SCHAFFER LOGAN & DARL						
GRANTEE: LOGAN & DARLENE SCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S6 UCP=[YR=2022] S20 E20 N20 W20$ E20 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/16/2022 BY HS Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS