BLOCK 7 LOT 40
IN OR 1661/1563
1987 WEST/DW/MH

WINGATE KEIAH DANIELLE
85189 MINER RD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

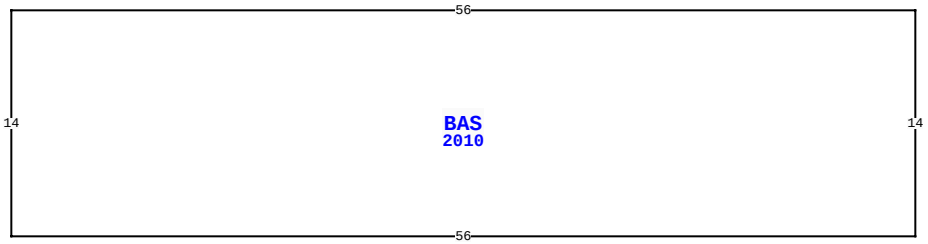
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	17,532
TOTALS	784		784	17,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	106.4800	74.54	58,439	1987	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 784 HX Base Yr 2022



85189 MINER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,532
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		97,532
SOH/AGL Deduction		16,874
ASSESSED VALUE		80,658
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,658
TOTAL JUST VALUE		97,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5251	CO ISSUED	0	03/10/2010
E22416	ELEC OTHER	0	02/01/2010
MH5251	MH MOVE-ON	0	02/01/2010
P14141	OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/1972	7/02/2020	QC	U	I	11	25,000
GRANTOR: DURHAM ELEANOR F						
GRANTEE: WINGATE KEIAH DANIE						
1661/1563	1/25/2010	WD	U	V	11	100
GRANTOR: CABELL JOHN & LORI						
GRANTEE: DURHAM ELEANORA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W56 S14 E56 N14$.

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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS