

WAGNER KIM R
85197 MINER ROAD
YULEE, FL 32097

42-2N-27-4612-0007-0410

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10004DIST 01 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00BAS1,2651001,26531,028TOTALS1,2651,26531,028EXTRA FEATURES85197 MINER RD, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0820021,265116.800081.76103,426198519850070.0030.00Heated Area: 1265HX Base Yr 2005BAS1993

NASSAU COUNTY PROPERTY

PAGE 1 of 14VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE31,028TOTAL MARKET OB/XF VALUE2,452TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE113,480SOH/AGL Deduction74,437ASSESSED VALUE39,043TOTAL EXEMPTION VALUEHX HB25,000BASE TAXABLE VALUE14,043TOTAL JUST VALUE113,480NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE111,264SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1255/15478/30/2004WDQI80,900GRANTOR:HILLYARD RALPH A & SUGRANTEE:WAGNER KIM R0768/07038/14/1996WDQI50,000GRANTOR:MOCK MORRIS J & MISTYGRANTEE:HILLYARD RALPH & SUBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W55 S23 E55 N23\$.REVIEW DATE11/06/2019BYTWA

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH100OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE

11/06/2019

BY

TWA

Total Acres: 0.00

Total Land Value: 80,000

Market: 0

Agricultural: 0

Common: 80,000

PRINTED 08/06/2024 BY SYS