BLOCK 7 LOT 42
YULEE WOODS #2 PB 5/83 & 84

ARYAVRAJ 77111 LLC/SHERWOOD CRAIG
85207 MINER ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0007-0420

BUILDING CHARACTERISTICS

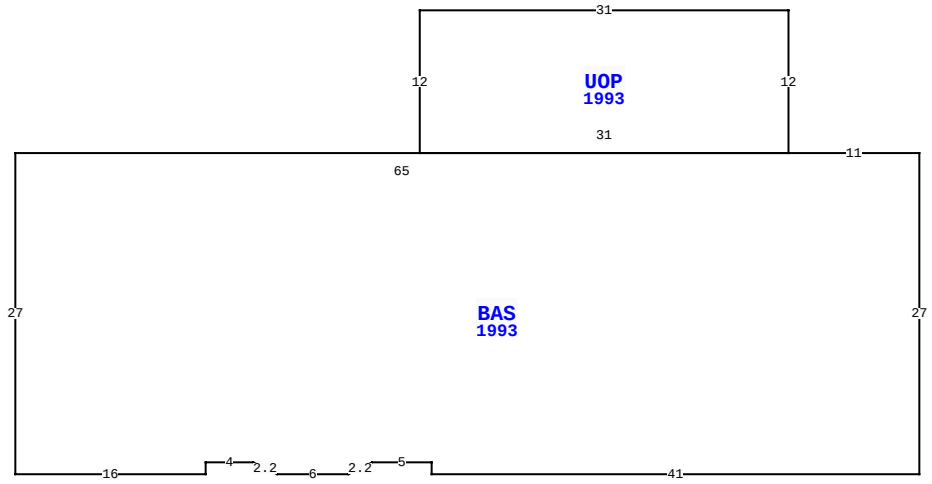
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	04	. 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02
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	2,041	100	2,041	44,070
UOP	372	25	93	2,008
TOTALS	2,413		2,134	46,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,134	67.0600	46.94	100,170	1987	2000	0	0	0	54.00	46.00

1 M/H 93- – 0% - 0 Heated Area: 2041 HX Base Yr



85207 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	67,748
TOTAL MARKET OB/XF VALUE	1,838
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	149,586
SOH/AGL Deduction	6,860
ASSESSED VALUE	142,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,726
TOTAL JUST VALUE	149,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,509

PRCL:0:2: MISC WD SHED + PL SHED + ABV GRND POOL =
BLDG:2:1: BLDG 2 IS ON STILTS ABOVE UCP
BLDG:1:4: 1987 TITA (1994)
BLDG:1:3: RP: 12621902 & 12621903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108039	CARPORT	4,104	03/01/2001
B006805	CARPORT	4,536	02/01/2000
R991524	REPAIR/RRF	0	02/01/1999
6125	XFOB	4,862	11/17/1989
5326	REPAIR/RRF	1,300	11/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1122	6/18/2024	QC	U	I	11	41,000
GRANTOR: SHERWOOD ANTHONY						
GRANTEE: ARYAVRAJ 77111 LLC						
2205/1173	5/29/2018	FJ	U	I	11	100
GRANTOR: SHERWOOD EUNICE L EST						
GRANTEE: SHERWOOD ANTHONY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=1993] N12 W31 S12 E31$ W65 S27 E16 N1 E4 R2 D1 E6 U1 R2 E5 S1 E41 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	0940	SHEDS/PORT	0	0	13	22	286.00	SF	20.10	20.10	100	1989	1989	3	20	1,150	
2	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	
3	1242	WD DECK A	0	0	21	12	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	
4	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	1993	1993	3	20	112	
5	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1993	1993	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 1,838

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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YULEE, FL 32097

2024

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BUILDING CHARACTERISTICS

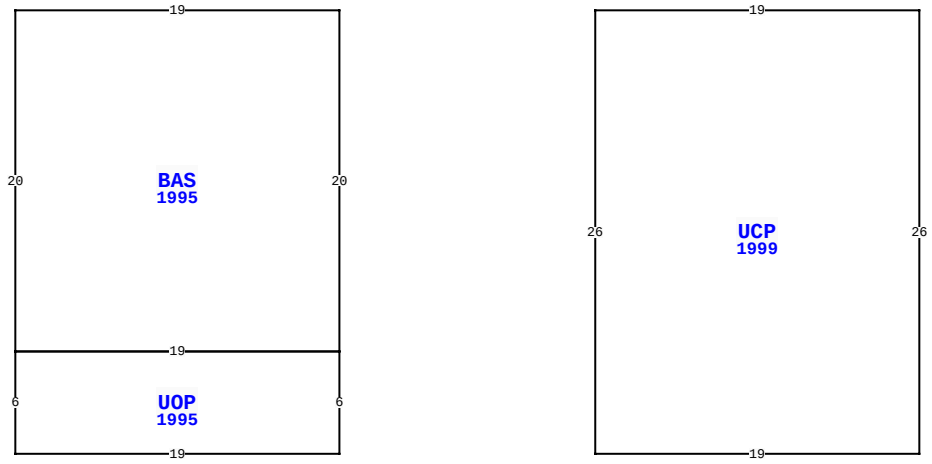
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	380	100	380	16,404
UCP	494	20	99	4,274
UOP	114	20	23	993
TOTALS	988		502	21,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	502	100.1000	50.05	25,125	1995	1995	0	0	0	13.75	86.25

2 ACCESORY U – 0% - 0 Heated Area: 380 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,726
TOTAL JUST VALUE	149,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,509

BLDG:1:1: DW/MH/ID 537195T4296(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2723/1122	6/18/2024	QC	U	I	11	41,000
GRANTOR: SHERWOOD ANTHONY						
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2205/1173	5/29/2018	FJ	U	I	11	100
GRANTOR: SHERWOOD EUNICE L EST						
GRANTEE: SHERWOOD ANTHONY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 S20 UOP=[YR=1995] S6 E19 N6 W19 $ E19 N20 $ PTR= E15 UCP=[YR=1999] E19 S26 W19 N26 $ W15 $.

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 07/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS