BLOCK 8 LOT 2
YULEE WOODS #2 PB 5/83 & 84

TRUIST BANK
C/O MCALLA RAYMER LEIBERT PIER, 225 E ROBINSON ST STE 155
ORLANDO, FL 32801

2024

42-2N-27-4612-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	Quality Level 05

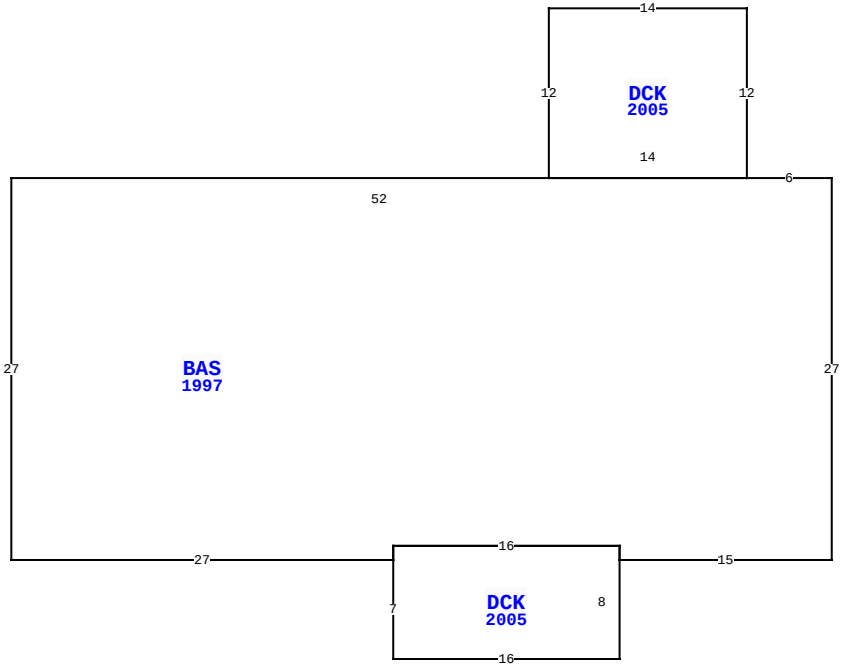
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1,550	94,827
DCK	128	15	19	1,162
DCK	168	15	25	1,529
TOTALS	1,846		1,594	97,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,594	140.6400	105.48	168,135	1997	2006	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1550 HX Base Yr



85160 MINER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	97,518
TOTAL MARKET OB/XF VALUE	4,216
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	181,734
SOH/AGL Deduction	22,440
ASSESSED VALUE	159,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,294
TOTAL JUST VALUE	181,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971761	MH MOVE-ON	0	05/01/1997
7608	MH MOVE-ON	14,000	12/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1302	3/04/2024	CT	U	I	18	108,100
GRANTOR: CLERK OF COURT						
GRANTEE: TRUIST BANK						
1964/1238	2/24/2015	WD	Q	I	01	109,000
GRANTOR: KUTYLO RAFAEL D & AMY						
GRANTEE: LESTER MICHAEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W6 DCK=[YR=2005] N12 W14 S12 E14$ W52 S27 E27
DCK=[YR=2005] S7 E16 N8 W16 S1$ N1 E16 S1 E15 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	1242	WD DECK A	0	0	10	9	90.00	SF	10.00	10.00	100	2005	2005	3	24	216	
3	1242	WD DECK A	0	0	0	0	300.00	SF	10.00	10.00	100	2009	2009	3	40	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,216

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 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