BLOCK 8 LOT 5
1988 HARB DW/MH
YULEE WOODS #2 PB 5/83 & 84

GALLAGHER BERNARD J
85134 MINER RD
YULEE, FL 32097

2024

42-2N-27-4612-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

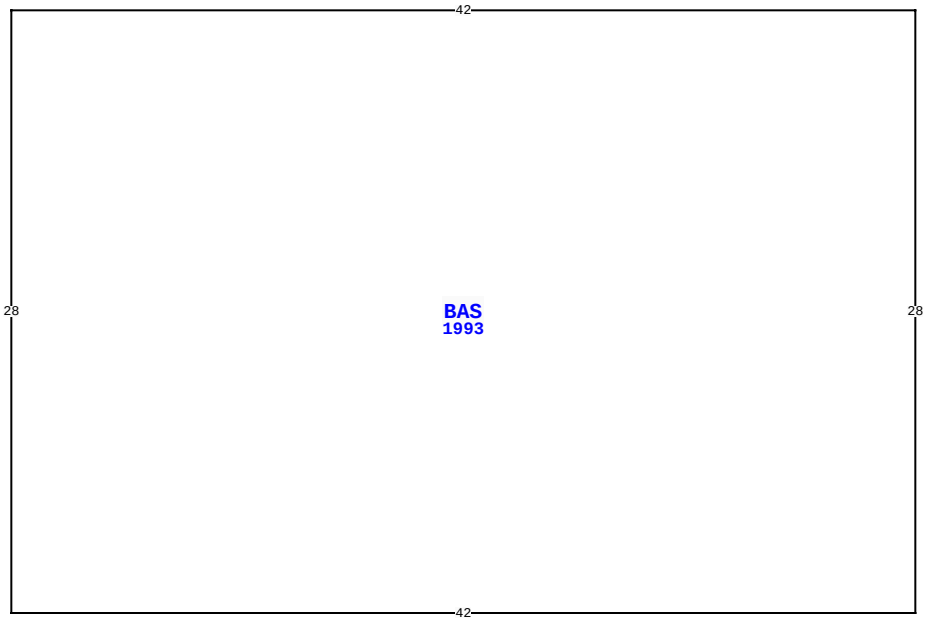
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	39,552
TOTALS	1,176		1,176	39,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,176	160.1600	112.11	131,841	1988	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1176 HX Base Yr 2015



85134 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		39,552
TOTAL MARKET OB/XF VALUE		38,008
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		157,560
SOH/AGL Deduction		92,189
ASSESSED VALUE		65,371
TOTAL EXEMPTION VALUE	HX HB	40,371
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,057

BLDG:1:4: 1988 HARB (1989)
BLDG:1:3: RP: 12669823 & 12669824
BLDG:1:1: DW/MH/ID PH21213(A/B)FL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210142	XFOB	0	08/01/2002
5554	GARAGE	15,000	02/27/1989
7221	MH MOVE-ON	16,000	04/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/1618	2/05/2021	QC	U	I	11	100
GRANTOR: BATCHELOR SHIRLEY & B						
GRANTEE: GALLAGHER BERNARD						
1784/0449	3/14/2012	WD	U	I	30	35,000
GRANTOR: BATCHELOR SHIRLEY						
GRANTEE: BATCHELOR SHIRLEY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S28 E42 N28$.

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	0812	CONCRETE C	0	100	0	0	5,060.00	SF	2.68	2.68	100	1989	1989	3	57	7,730	
2	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1992	1992	3	79	28,440	
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1992	1992	3	20	200	
4	0681	POLE SHED	0	100	6	16	96.00	SF	15.00	15.00	100	1992	1992	3	20	288	
6	0681	POLE SHED	0	100	30	10	300.00	SF	15.00	15.00	100	2002	2002	3	30	1,350	

LAND DESCRIPTION

TOTAL OB/XF 38,008

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 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS