

BLOCK 2 LOT 10
IN OR 2518/1566
R672642 & R672643

VINING GREGORY ALLEN L/E/
PO BOX 473
YULEE, FL 32041

2024

42-2N-27-4613-0002-0100



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		
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	1,352	100	1,352	49,970
UOP	220	25	55	2,033
TOTALS	1,572		1,407	52,003

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,407	123.2000	92.40	130,007	1997	1997	0	0	0 60.00	40.00
1 M/H 94+ - 100% - 2019 Heated Area: 1352 HX Base Yr 2019											
BAS 1997											
UOP 2024											
85297 MINER RD, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					52,003							
TOTAL MARKET OB/XF VALUE					2,800							
TOTAL LAND VALUE - MARKET					80,000							
TOTAL MARKET VALUE					134,803							
SOH/AGL Deduction					53,486							
ASSESSED VALUE					81,317							
TOTAL EXEMPTION VALUE					HX HB		50,000					
BASE TAXABLE VALUE					31,317							
TOTAL JUST VALUE					134,803							
NCON VALUE					2,034							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					129,645							