PT E'LY 1/2 OF NE1/4
IN OR 2556/902

BENNETT LARRY L/E/
PO BOX 1622
YULEE, FL 32041-1622

2025

03-2N-26-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

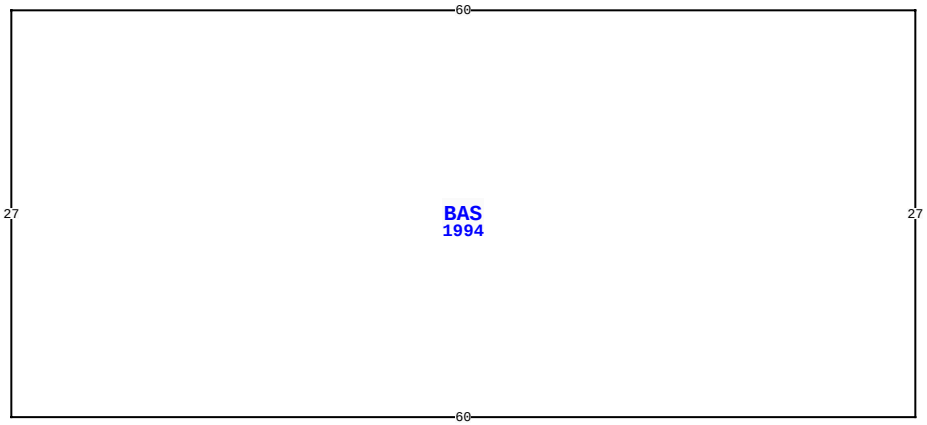
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1994	1,620	56,167
TOTALS	1,620			1,620	56,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	135.9600	115.57	187,223	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1995 Heated Area: 1620 HX Base Yr 1995



66572 FRED MINER ESTATE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	06/10/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		56,167
TOTAL MARKET OB/XF VALUE		4,875
TOTAL LAND VALUE - MARKET		188,325
TOTAL MARKET VALUE		108,762
SOH/AGL Deduction		63,745
ASSESSED VALUE		45,017
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,017
TOTAL JUST VALUE		249,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-579	MH MOVE-ON	35,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0902	4/19/2022	LE	U	I	14	100
GRANTOR: BENNETT LARRY						
GRANTEE: BENNETT LARRY L/E						
0711/0052	8/11/1994	QC	Q	V	01	100
GRANTOR: BENNETT LARRY & MONET						
GRANTEE: BENNETT LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W60 S27 E60 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	20.10	20.10	100	1985	1985	3	20	965	
3	0752	USP	0	100	14	16	224.00	SF	15.00	15.00	100	1995	1995	3	20	672	
4	0752	USP	0	100	12	12	144.00	SF	15.00	15.00	100	2003	2003	3	30	648	

LAND DESCRIPTION

TOTAL OB/XF 4,875

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	7.35	AC		1.00	1.00	1.00	370.00	370.00	2,720							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.35	AC		1.00	1.00	1.00	19,500.00	19,500.00	143,325							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 8.35 Total Land Value: 47,720 Market: 143,325 Agricultural: 2,720 Common: 45,000 PRINTED 07/30/2025 BY SYS