PT OF LOT 1 IN IN OR 1936/810
J H WHITTEMORE HEIRS S/D
DBK 39/310

HEER GREGORY & CHRISTINA
96095 BLACK ROCK RD
YULEE, FL 32097

2025

37-1N-24-2220-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

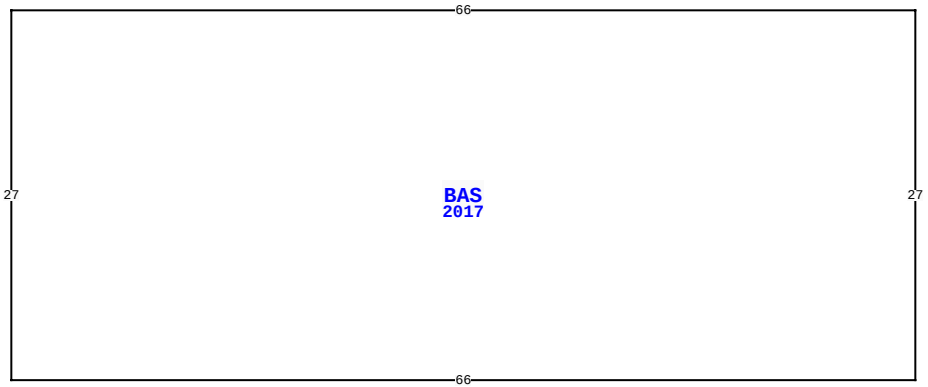
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2017	1,782	49,098
TOTALS	1,782			1,782	49,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,782	114.8000	91.84	163,659	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1782 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	49,098
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	123,240
TOTAL MARKET VALUE	172,338
SOH/AGL Deduction	57,565
ASSESSED VALUE	114,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,773
TOTAL JUST VALUE	172,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005615	MH MOVE-ON	0	05/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2059/1999	2/22/2016	MS	U	V	18	100
GRANTOR: NASSAU COUNTY						
GRANTEE: HEER GREGORY & CHRI						
1936/0810	8/29/2014	SW	Q	V	01	44,800
GRANTOR: VINEYARD PARTNERS LLC						
GRANTEE: HEER GREGORY & CHRI						

13350 VINEYARD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2017] W66 S27 E66 N27$.

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
1	000100	C	RES	0	0007	OR	0.00	0.00	6.32	AC		1.00	1.00	1.00	19,500.00	19,500.00	123,240							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 6.32 Total Land Value: 123,240 Market: 0 Agricultural: 0 Common: 123,240 PRINTED 07/30/2025 BY SYS