IN OR 1901/1740 & OR 1901/1738

WARD MASON L & MARGARET L
85818 MINER RD
YULEE, FL 32097

2025

38-2N-27-0000-0012-0040

BUILDING CHARACTERISTICS

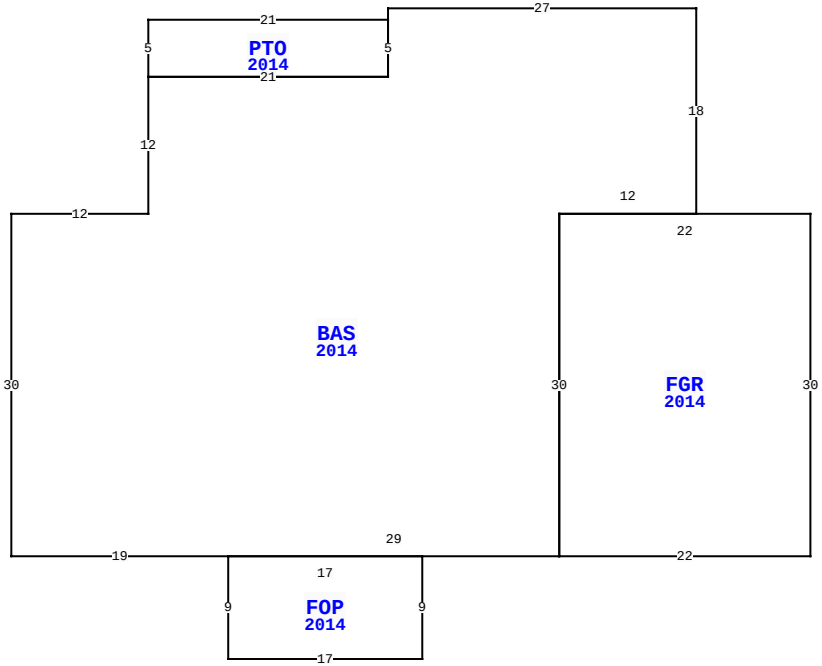
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100	2014	2,178	212,538
FGR	660	55	2014	363	35,423
FOP	153	30	2014	46	4,489
PTO	105	5	2014	5	488
TOTALS	3,096			2,592	252,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,592	102.7200	102.72	266,250	2006	2014	0	0	0	5.00	95.00

2 SINGLE FAM – 100% - 2015 Heated Area: 2178 HX Base Yr 2015



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/08/2025 MLU
AG DATE	

85818 MINER RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,938
TOTAL MARKET OB/XF VALUE		8,433
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		346,371
SOH/AGL Deduction		156,676
ASSESSED VALUE		189,695
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,973
TOTAL JUST VALUE		346,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413079	CO ISSUED	0	10/16/2014
B1327618	DEMOLITION	1,000	08/01/2013
E16493	ELEC OTHER	3,300	01/01/2006
M10709	TANKS/BLRS	0	12/01/2005
B0413079	NEW CONSTR	152,288	06/01/2004
R046327	REPAIR/RRF	12,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1901/1740	1/09/2014	WD	U	I	11	100
GRANTOR: ROBERT SAMANTHA V & J						
GRANTEE: WARD MASON L & MARG						
1901/1738	12/24/2013	WD	U	I	16	119,000
GRANTOR: ROBERT ERNEST G JR						
GRANTEE: WARD MASON L & MARG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W27 S1 PTO=[YR=2014] W21 S5 E21 N5 $ S5 W21 S12 W12 S30 E19 FOP=[YR=2014] S9 E17 N9 W17 $ E29 FGR=[YR=2014] E22 N30 W22 S30 $ N30 E12 N18 $.

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	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	2000	2000	3	77	2,050	
2	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100	2005	2005	3	84	721	
3	0810	CONCRETE A	0	100	0	0	198.00	SF	6.50	6.50	100	2006	2006	3	86	1,107	
4	1242	WD DECK A	0	100	26	8	224.00	SF	10.00	10.00	100	2018	2018	3	78	1,747	
5	1242	WD DECK A	0	100	18	20	360.00	SF	10.00	10.00	100	2018	2018	3	78	2,808	

LAND DESCRIPTION

TOTAL OB/XF 8,433

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/06/2020 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS