PT JOHN D VAUGHAN GRANT
SEC 38-2N-27E IN OR 1948/53
BEING PARCEL A & OR 2557/2

BLAIR CARLYNE L
85722 MINER RD
YULEE, FL 32097

2025

38-2N-27-0000-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

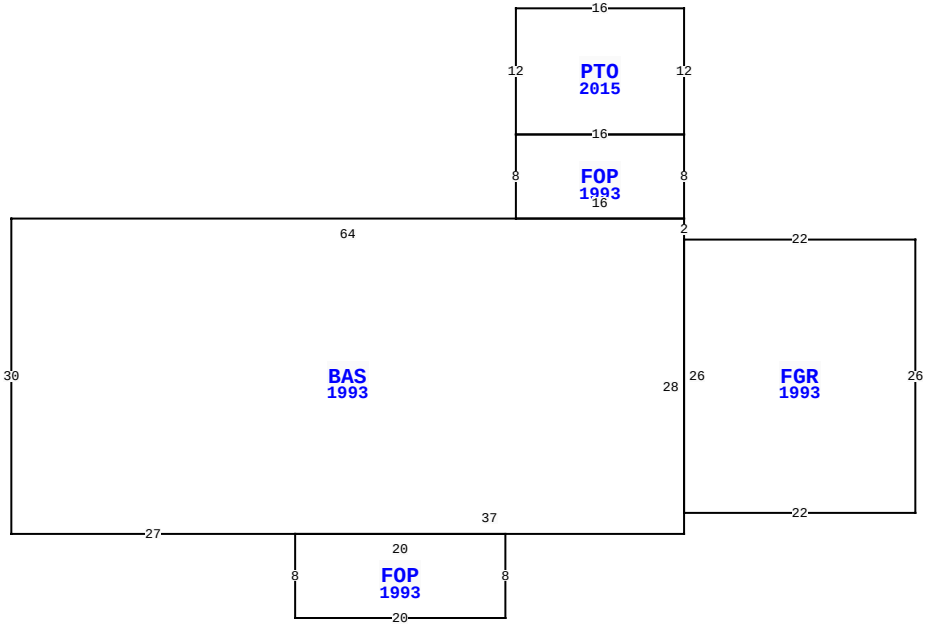
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,920	100	1993	1,920	184,712
FGR	572	55	1993	315	30,304
FOP	128	30	1993	38	3,656
FOP	160	30	1993	48	4,618
PTO	192	5	2015	10	962
TOTALS	2,972			2,331	224,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	130.8888	130.89	305,105	1971	1991	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1920 HX Base Yr 2015



85722 MINER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,252
TOTAL MARKET OB/XF VALUE		14,797
TOTAL LAND VALUE - MARKET		233,750
TOTAL MARKET VALUE		472,799
SOH/AGL Deduction		346,080
ASSESSED VALUE		126,719
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		70,997
TOTAL JUST VALUE		472,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0273	GARAGE	4,992	06/01/1993
B93-0274	ADDITION	4,992	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0002	4/20/2022	WD	U	V	11	100
GRANTOR: BLAIR GERALD F & CARL						
GRANTEE: BLAIR GERALD F & CA						
1948/0053	11/14/2014	QC	U	I	11	72,500
GRANTOR: BLAIR CARLYNE L ROBER						
GRANTEE: BLAIR GERALD F & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] N2 FOP=[YR=1993] N8
PTO=[YR=2015] N12 W16 S12 E16$ W16 S8 E16$ W64 S30 E27
FOP=[YR=1993] S8 E20 N8 W20$ E37 N28$ S26 E22 N26$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1980	1980	3	30	281	
4	0200	BARN WD 0-	0	100	26	48	1,248.00	SF	20.00	20.00	100	1993	1993	3	20	4,992	
5	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1980	1980	3	30	62	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,797

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	2.75	AC		1.00	1.00	1.00	85,000.00	85,000.00	233,750							

REVIEW DATE 06/08/2022 BY NW Total Acres: 2.75 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 07/30/2025 BY SYS