PT JOHN VAUGHN GRANT
SEC 38-2N-27E
IN OR 2769/688 AS TO PAR 1

WILEY BRUCE W & TAMI M/WILEY FREDERICK M
95019 BOYETT LN
FERNANDINA BEACH, FL 32034

2025

38-2N-27-0000-0019-0240

BUILDING CHARACTERISTICS

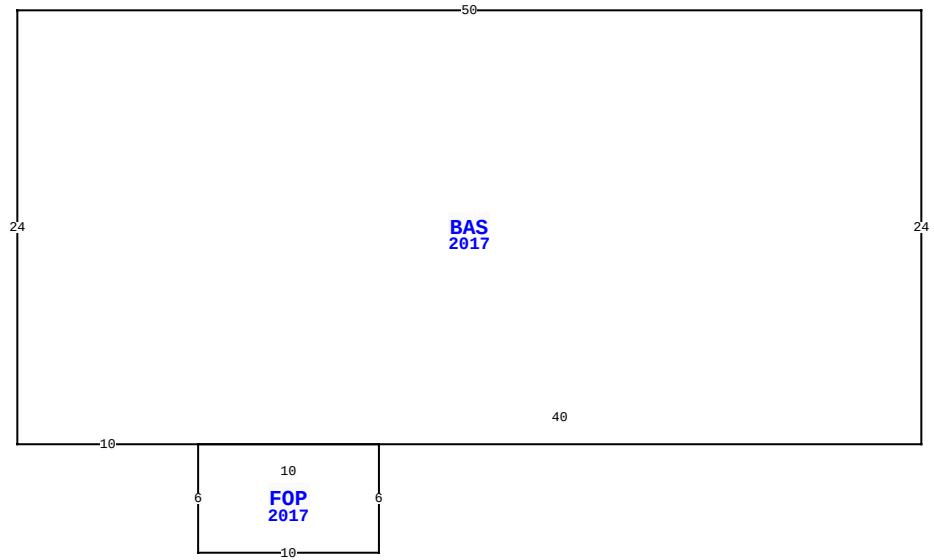
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,200	100	2017	1,200	139,424
FOP	60	30	2017	18	2,091
TOTALS	1,260			1,218	141,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	119.7800	119.78	145,892	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr



85484 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	141,515
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	144,712
TOTAL MARKET VALUE	286,227
SOH/AGL Deduction	48,683
ASSESSED VALUE	237,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,544
TOTAL JUST VALUE	286,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,310

ALSO OWNS ADJCNT PRCL 38-2N-27-0000-0019-0000 @ 85

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005504	CO ISSUED	0	06/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/688	2/14/2025	WD	Q	I	05	575,000
GRANTOR: CRIMMINGER MICHAEL V						
GRANTEE: WILEY BRUCE W & TAM						
2317/0652	8/27/2019	LE	U	I	11	100
GRANTOR: CRIMMINGER MICHAEL V						
GRANTEE: CRIMMINGER MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W50 S24 E10 FOP=[YR=2017] S6 E10 N6 W10$ E40 N24$.

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

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		OR	0.00	0.00	2.27	AC		1.00	0.75	0.75	85,000.00	63,750.00	144,712							

REVIEW DATE 05/08/2025 BY KWA Total Acres: 2.27 Total Land Value: 144,712 Market: 0 Agricultural: 0 Common: 144,712 PRINTED 07/30/2025 BY SYS