LOT 1 & PARCEL 19-13 SEC 38
IN OR 903/1022
FLHML3B375422108A &

PATTON DONALD R EST/
C/O TONIA PATTON, 85430 MINER RD
YULEE, FL 32097

2025

38-2N-27-0580-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

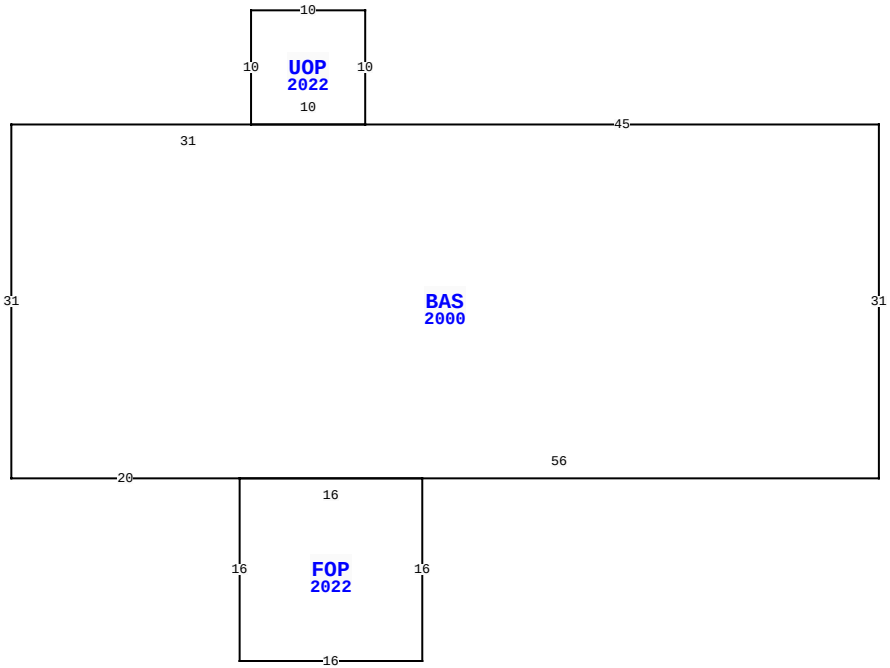
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2000	2,356	103,270
FOP	256	30	2022	77	3,375
UOP	100	25	2022	25	1,096
TOTALS	2,712			2,458	107,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,458	117.2000	99.62	244,866	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2001 Heated Area: 2356 HX Base Yr 2001



85430 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		139,640
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		280,400
TOTAL MARKET VALUE		422,945
SOH/AGL Deduction		268,727
ASSESSED VALUE		154,218
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		98,496
TOTAL JUST VALUE		422,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014604	ADDITION	45,330	09/26/2022
MH992861	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0903/1022	10/14/1999	WD	Q	V		63,500
GRANTOR: YULEE BAPTIST CHURCH						
GRANTEE: PATTON DONALD R						
0903/1020	10/14/1999	WD	Q	V	06	100
GRANTOR: FLA BAPTIST CONV INC						
GRANTEE: YULEE BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W45 UOP=[YR=2022] N10 W10 S10 E10$ W31 S31 E20
FOP=[YR=2022] S16 E16 N16 W16$E56 N31$.

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	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	3.26	AC		1.00	1.00	1.00	85,000.00	85,000.00	277,100							
2	009630	C	SWAMP	100		OR	0.00	0.00	6.60	AC		1.00	1.00	1.00	500.00	500.00	3,300							

REVIEW DATE 12/20/2022 BY NW Total Acres: 9.86 Total Land Value: 280,400 Market: 0 Agricultural: 0 Common: 280,400 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

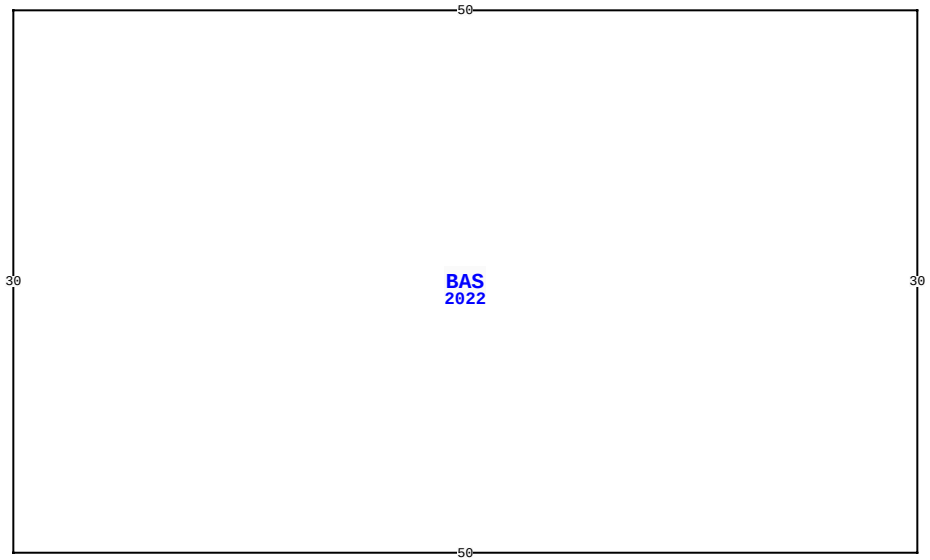
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2022	1,500	31,899
TOTALS	1,500			1,500	31,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	21.70	32,550	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2001 Heated Area: 1500 HX Base Yr 2001



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0903/1020	10/14/1999	WD	Q	V	06	100
GRANTOR: FLA BAPTIST CONV INC						
GRANTEE: YULEE BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W50 S30 E50 N30$.

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

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