PT SEC 42-2N-27E RECD
IN OR 1953/1239
2010 JACB DW/MH

POTTER CATHERINE & STANLEY G
85272 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-0000-0001-0040

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

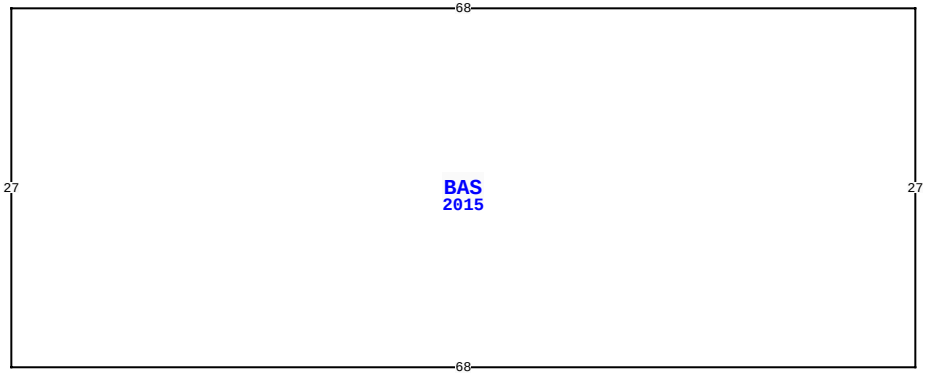
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2015	1,836	128,326
TOTALS	1,836			1,836	128,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	128.4800	109.21	200,510	2010	2010	0	0	0	36.00	64.00

3 M/H 94+ – 100% - 2016 Heated Area: 1836 HX Base Yr 2016



85272 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,140
TOTAL MARKET OB/XF VALUE		7,071
TOTAL LAND VALUE - MARKET		217,400
TOTAL MARKET VALUE		363,611
SOH/AGL Deduction		188,726
ASSESSED VALUE		174,885
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,163
TOTAL JUST VALUE		363,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632029	550SFFGR	0	04/01/2016
MH155636	CO ISSUED	0	05/11/2015
B155636	MH MOVE-ON	0	04/01/2015
MH992823	MH MOVE-ON	0	08/01/1999
M992608	MH MOVE-ON	0	03/01/1999
961372	MH MOVE-ON	0	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/1239	12/19/2014	WD	Q	V	02	65,000
GRANTOR: SISTERS 4 LLC						
GRANTEE: POTTER CATHERINE &						
1902/1314	2/10/2014	QC	U	I	11	100
GRANTOR: BURKE SHARON ANN ETAL						
GRANTEE: SISTERS 4 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W68 S27 E68 N27$.

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	16	12	192.00	SF	30.00	30.00	100	2015	2015	3	65	3,744	
2	0681	POLE SHED	0	100	11	9	99.00	SF	15.00	15.00	100	2015	2015	3	75	1,114	
3	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2015	2015	3	75	1,620	
4	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50	6.50	100	2016	2016	3	95	593	

LAND DESCRIPTION

TOTAL OB/XF 7,071

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	000116	C	RES MARSH	100		OR	0.00	0.00	2.54	AC		1.00	1.00	1.00	85,000.00	85,000.00	215,900							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 5.54 Total Land Value: 217,400 Market: 0 Agricultural: 0 Common: 217,400 PRINTED 07/30/2025 BY SYS

PT SEC 42-2N-27E RECD
IN OR 1953/1239
2010 JACB DW/MH

POTTER CATHERINE & STANLEY G
85272 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	04	Quality Level 04

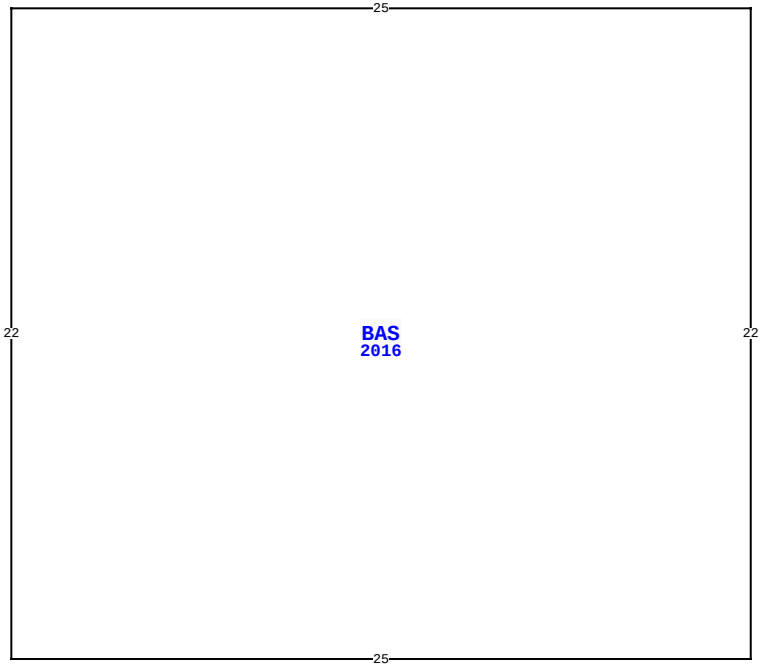
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	2016	550	10,814
TOTALS	550			550	10,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	550	57.7500	21.37	11,754	2016	2016	0	0	0	8.00	92.00

4 GARAGE RES – 100% - 2016 Heated Area: 550 HX Base Yr 2016



85272 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,140
TOTAL MARKET OB/XF VALUE		7,071
TOTAL LAND VALUE - MARKET		217,400
TOTAL MARKET VALUE		363,611
SOH/AGL Deduction		188,726
ASSESSED VALUE		174,885
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,163
TOTAL JUST VALUE		363,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/1239	12/19/2014	WD	Q	V	02	65,000
GRANTOR: SISTERS 4 LLC						
GRANTEE: POTTER CATHERINE &						
1902/1314	2/10/2014	QC	U	I	11	100
GRANTOR: BURKE SHARON ANN ETAL						
GRANTEE: SISTERS 4 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 S22 E25 N22$.

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 5.54 Total Land Value: 217,400 Market: 0 Agricultural: 0 Common: 217,400 PRINTED 07/30/2025 BY SYS