IN OR 558 PG 1283
CONSERVATION ESMT PT 1187/1474

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

42-2N-27-0000-0001-0070

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	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		20 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

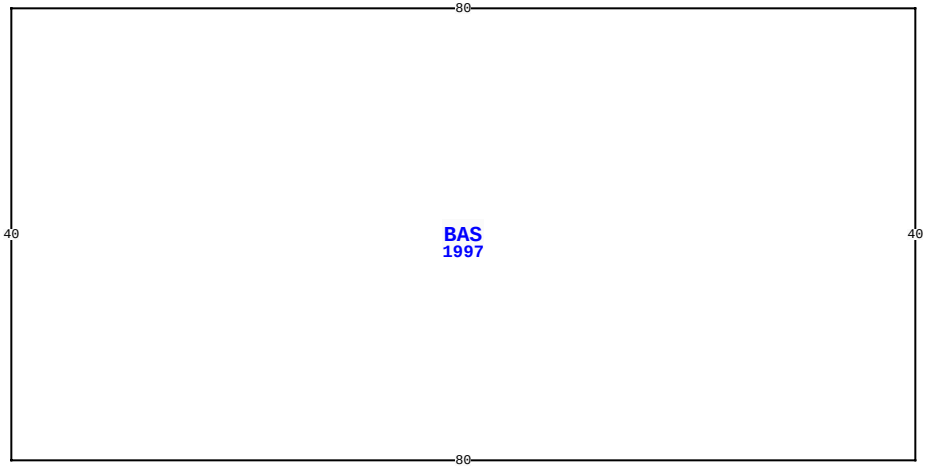
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	1997	3,200	63,776
TOTALS	3,200			3,200	63,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	04	3,200	87.1312	39.86	127,552	1997	1997	0	0	0	50.00	50.00

1 PREFAB MTL – 0% - 0 Heated Area: 3200 HX Base Yr



85230 MINER RD, YULEE

BLD DATE	09/08/2015	KK	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		63,776
TOTAL MARKET OB/XF VALUE		21,284
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		510,060
SOH/AGL Deduction		217,208
ASSESSED VALUE		292,852
TOTAL EXEMPTION VALUE	03	292,852
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		510,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018274	REMODEL	0	05/01/2001
973639	NEW CONSTR	50,000	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0558/1283	12/14/1988	WD	Q	V	03	100

GRANTOR: SHEFFIELD ET AL

GRANTEE: NASSAU COUNTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W80 S40 E80 N40$.

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	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1997	1997	3	20	320	
2	0812	CONCRETE C	0	0	60	40	2,400.00	SF	4.00	4.00	100	2001	2001	3	79	7,584	
3	0803	ASPHALT C	0	0	0	0	10,652.00	SF	2.00	2.00	100	2001	2001	3	50	10,652	
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2001	2001	3	84	84	
5	0811	CONCRETE B	0	0	0	0	514.00	SF	5.20	5.20	100	1997	1997	3	72	1,924	
6	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1997	1997	3	40	720	

LAND DESCRIPTION

TOTAL OB/XF 21,284

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	008600	C	COUNTY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	425,000							

REVIEW DATE 05/17/2021 BY NWX Total Acres: 5.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/30/2025 BY SYS