IN OR 2791/800

O'BRIEN ALEXANDRIA
85250 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

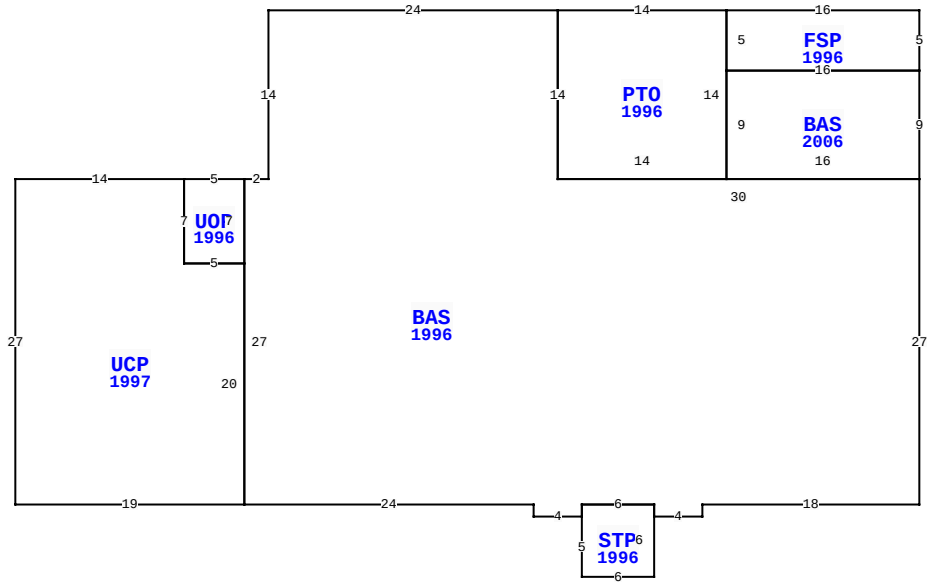
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,856	100	1996	1,856	116,231
BAS	144	100	2006	144	9,018
FSP	80	60	1996	48	3,006
PTO	196	5	1996	10	626
STP	36	10	1996	4	251
UCP	478	20	1997	96	6,012
UOP	35	25	1996	9	564
TOTALS	2,825			2,167	135,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,167	160.1600	136.14	295,015	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1998 Heated Area: 2000 HX Base Yr 1998



85250 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,727
TOTAL MARKET OB/XF VALUE		12,065
TOTAL LAND VALUE - MARKET		107,895
TOTAL MARKET VALUE		281,687
SOH/AGL Deduction		152,679
ASSESSED VALUE		129,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,286
TOTAL JUST VALUE		281,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,929

RP: R672615 & R6726216 & R672617

TW/MH/ID 9D630268J(A/B/C) __ 1997 SKYL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985430	XFOB	1,500	10/01/1998
973733	XFOB	6,000	03/01/1997
961594	MH MOVE-ON	0	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/800	5/30/2025	WD	Q	I	01	350,000

GRANTOR: CHAPMAN ROXANNE

GRANTEE: O'BRIEN ALEXANDRIA

2212/0399	6/06/2018	QC	U	I	11	100

GRANTOR: CHAPMAN MARK & ROXANN

GRANTEE: CHAPMAN MARK & ROXA

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1996] W16 PTO=[YR=1996] W14 BAS=[YR=1996] W24 S14 W2 UOP=[YR=1996] W5 UCP=[YR=1997] W14 S27 E19 N20 W5 N7 $ S7 E5 N7 $ S27 E24 S1 E4 STP=[YR=1996] S5 E6 N6 W6 S1 $ N1 E6 S1 E4 N1 E18 N27 BAS=[YR=2006] N9 W16 S9 E16$ W30 N14 $ S14 E14 N14 $ S5 E16 N5 $.

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	0812	CONCRETE C	0	100	0	0	5,956.00	SF	2.00	2.00	100	1997	1997	3	72	8,577	
2	0812	CONCRETE C	0	100	0	0	2,389.00	SF	2.00	2.00	100	1998	1998	3	73	3,488	

LAND DESCRIPTION

TOTAL OB/XF 12,065

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	1.26	AC		1.00	1.00	1.00	85,000.00	85,000.00	107,100							
2	009630	C	SWAMP	100		OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	500.00	500.00	795							

REVIEW DATE 03/31/2025 BY KWA Total Acres: 2.85 Total Land Value: 107,895 Market: 0 Agricultural: 0 Common: 107,895 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

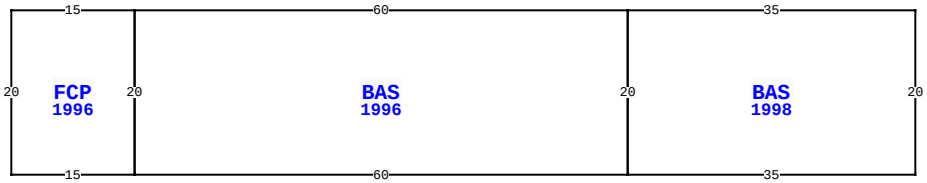
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1996	1,200	15,810
BAS	700	100	1998	700	9,223
FCP	300	25	1996	75	988
TOTALS	2,200			1,975	26,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,975	71.2264	26.35	52,041	1996	1996	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1998 Heated Area: 1900 HX Base Yr 1998



85250 MINER RD, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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GRANTOR: CHAPMAN ROXANNE						
GRANTEE: O'BRIEN ALEXANDRIA						
2212/0399	6/06/2018	QC	U	I	11	100
GRANTOR: CHAPMAN MARK & ROXANN						
GRANTEE: CHAPMAN MARK & ROXA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W35 S20 E35 N20 $
BAS=[YR=1996;ORIG=-35,0] W60 S20 E60 N20 $
FCP=[YR=1996;ORIG=-95,0] W15 S20 E15 N20 $
.

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 03/31/2025 BY KWA Total Acres: 2.85 Total Land Value: 107,895 Market: 0 Agricultural: 0 Common: 107,895 PRINTED 07/30/2025 BY SYS