PT SEC 42-2N-27
IN OR 943/359
(EX PT IN OR 2612/1766)

MALONE ROBIN H & DEBRA H
85220 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-0000-0004-0000

BUILDING CHARACTERISTICS

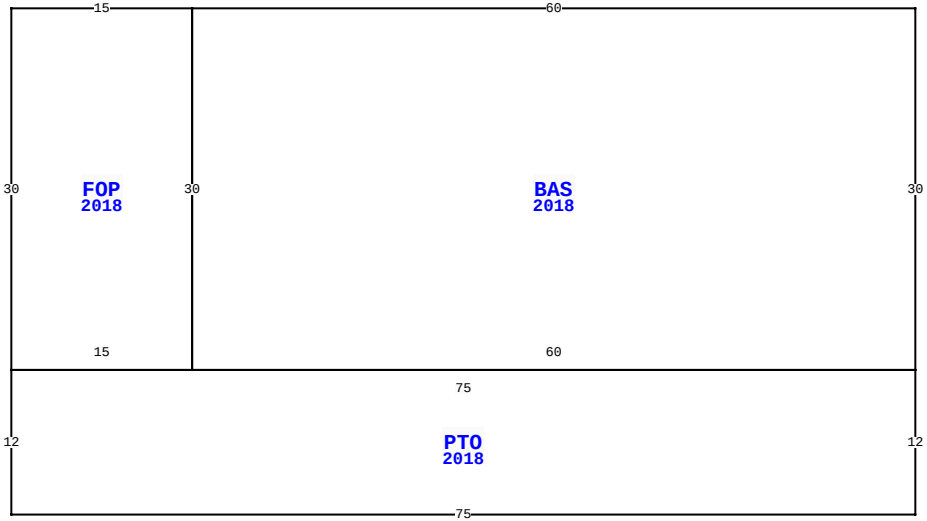
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
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	1,800	100	2018	1,800	34,903
FOP	450	30	2018	135	2,618
PTO	900	5	2018	45	872
TOTALS	3,150			1,980	38,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,980	56.3500	20.85	41,283	2017	2017	0	0	0	7.00	93.00

4 GARAGE RES – 0% - 0 Heated Area: 1800 HX Base Yr



85222 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

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	0201	BARN WD 10	0	0	40	36	1,440.00	SF	17.00	17.00	100	2013	2013	3	68	16,646	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
3	0300	BOAT DCK W	0	0	30	12	360.00	SF	40.00	40.00	100	1995	1995	3	20	2,880	
4	0303	FLT DOCK W	0	0	30	12	360.00	SF	26.00	26.00	100	1995	1995	3	20	1,872	
5	0310	AL GANG WY	0	0	0	0	16.00	LF	115.00	115.00	100	2021	2021	3	90	1,656	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,393
TOTAL MARKET OB/XF VALUE	29,054
TOTAL LAND VALUE - MARKET	261,640
TOTAL MARKET VALUE	325,661
SOH/AGL Deduction	21,698
ASSESSED VALUE	303,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,963
TOTAL JUST VALUE	329,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4856	MH MOVE-ON	0	11/17/2006
961319	MH MOVE-ON	0	07/16/1996
93-0601	NEW CONSTR	104,695	11/01/1993
8860	MH MOVE-ON	1,000	04/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/0359	8/02/2000	WD	U	I	09	175,000
GRANTOR: VINCENT JOHN GIBBES I						
GRANTEE: MALONE ROBIN & DEBR						
0487/1138	4/01/1986	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W60 FOP=[YR=2018] W15 S30 PTO=[YR=2018] S12 E75 N12 W75$ E15 N30$ S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 29,054

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	RES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.17	AC		1.00	1.00	1.00	525.00	525.00	2,714							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.64	AC		1.00	1.00	1.00	1,000.00	1,000.00	6,640							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 9.17 Total Land Value: 258,214 Market: 6,640 Agricultural: 3,214 Common: 255,000 PRINTED 07/30/2025 BY SYS