IN OR 943/367
ESMT OR 750/1196 & OR 923/1096
ESMT PT OR 1707/165

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

2025

42-2N-27-0000-0004-0030

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

BUILDING CHARACTERISTICS

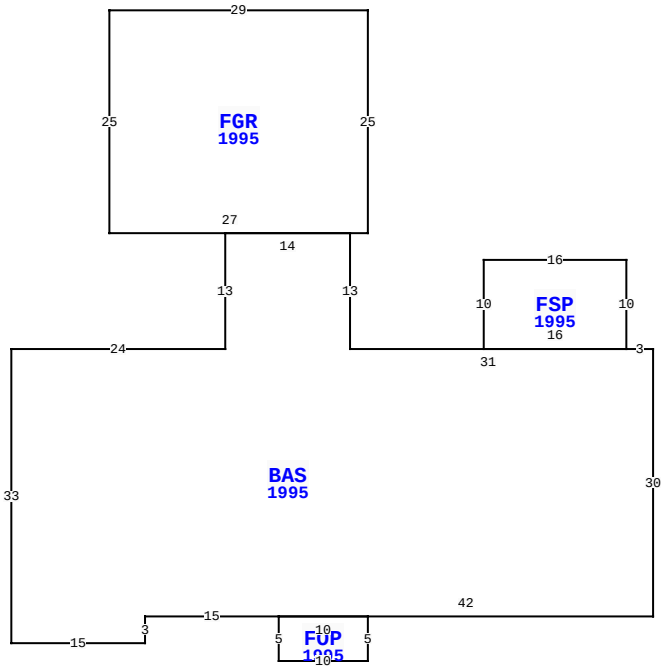
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,387	100	1995	2,387	213,957
FGR	725	55	1995	399	35,764
FOP	50	30	1995	15	1,345
FSP	160	40	1995	64	5,737
TOTALS	3,322			2,865	256,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,865	104.5280	104.53	299,478	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2001 Heated Area: 2387 HX Base Yr 2001



85220 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		256,802
TOTAL MARKET OB/XF VALUE		22,610
TOTAL LAND VALUE - MARKET		233,750
TOTAL MARKET VALUE		513,162
SOH/AGL Deduction		283,391
ASSESSED VALUE		229,771
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		174,049
TOTAL JUST VALUE		513,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004543	STORAGE BLDG	0	01/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0943/0367	8/02/2000	WD	Q	I		175,000
GRANTOR: VINCENT JOHN G III &						
GRANTEE: MALONE ROBIN & DEBR						
0747/1588	1/04/1996	WD	Q	I	01	61,500
GRANTOR: VINCENT JOHN G III						
GRANTEE: VINCENT JOHN G III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W3 FSP=[YR=1995] N10 W16 S10 E16 $ W31 N13
FGR=[YR=1995] E2 N25 W29 S25 E27 $ W14 S13 W24 S33 E15 N3 E15
FOP=[YR=1995] S5 E10 N5 W10 $ E42 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
1	0810	CONCRETE A	0	100	4	21	84.00	SF	6.50	6.50	100	1980	1980	3	30	164	
2	0812	CONCRETE C	0	100	0	0	4,160.00	SF	4.00	4.00	100	2000	2000	3	77	12,813	
3	0803	ASPHALT C	0	100	0	0	3,180.00	SF	2.00	2.00	100	2000	2000	3	50	3,180	
4	0810	CONCRETE A	0	100	0	0	478.00	SF	6.50	6.50	100	1995	1995	3	68	2,113	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1980	1980	3	20	1,200	
7	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 22,610

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	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	RES	100		OR	0.00	0.00	1.75	AC		1.00	1.00	1.00	85,000.00	85,000.00	148,750							

REVIEW DATE 04/09/2019 BY DJ Total Acres: 2.75 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 07/30/2025 BY SYS