LOT 28
IN OR 846/757
1988 SEVI DW/MH

MCCORMICK PHILLIP N
85039 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-4610-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

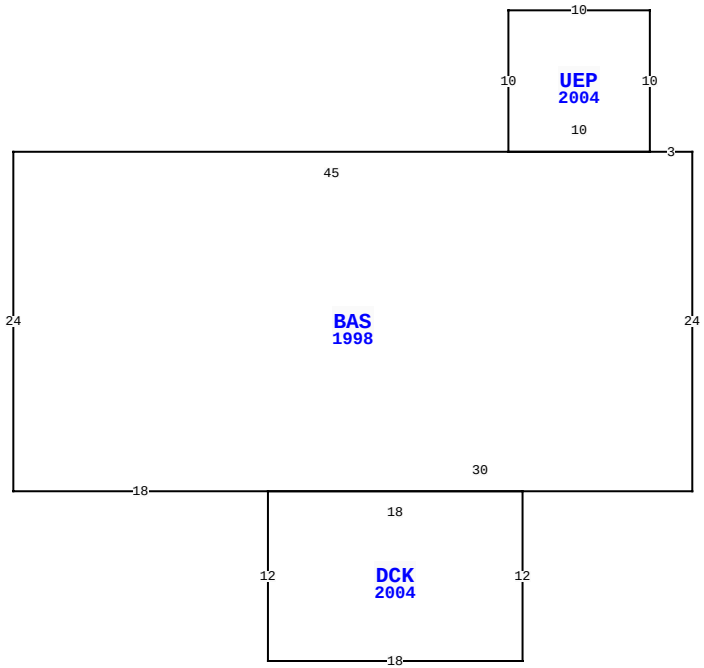
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,152	100	1998	1,152	32,404
DCK	216	15	2004	32	900
UEP	100	70	2004	70	1,969
TOTALS	1,468			1,254	35,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,254	117.2000	93.76	117,575	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1152 HX Base Yr 1999



85039 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,272
TOTAL MARKET OB/XF VALUE		18,144
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		138,416
SOH/AGL Deduction		83,874
ASSESSED VALUE		54,542
TOTAL EXEMPTION VALUE	HX HB	29,542
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24367	ADDITION	33,402	02/01/2011
MH982345	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0846/0757	8/26/1998	WD	Q	I		26,200
GRANTOR: DAVIS MARK & PHYLLIS						
GRANTEE: MCCORMICK PHILLIP N						
0840/0910	7/09/1998	WD	Q	V		17,000
GRANTOR: MANNING TROY JAMES						
GRANTEE: DAVIS MARK & PHYLLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 UEP=[YR=2004] N10 W10 S10 E10$ W45 S24 E18
DCK=[YR=2004] S12 E18 N12 W18$ E30 N24$.

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	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2011	2011	3	60	18,144	

LAND DESCRIPTION

TOTAL OB/XF 18,144

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	0006	OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS