LOT 30
IN OR 1746/1314
YULEE WOODS PB 5/56

RUSS LISA VALERIE
85057 MINER RD
YULEE, FL 32097

2025

42-2N-27-4610-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

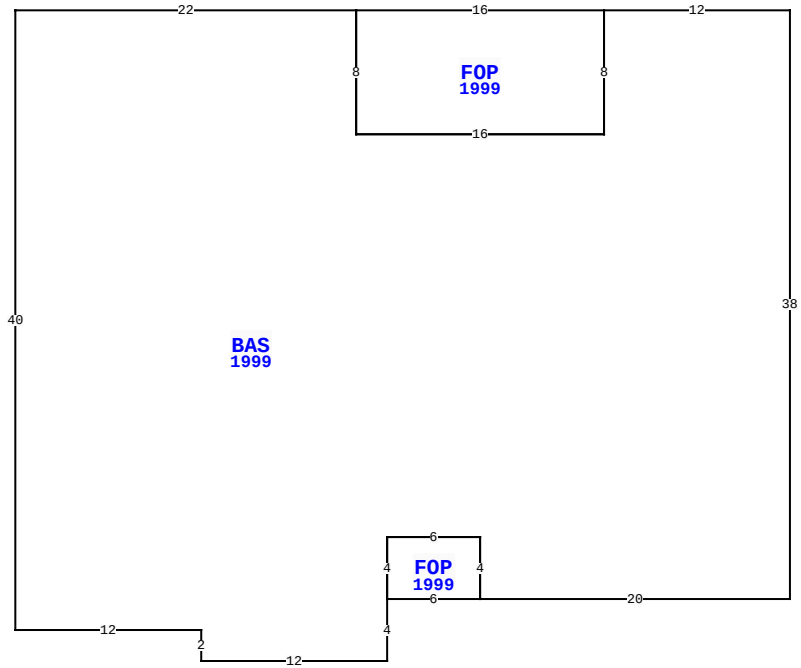
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1999	1,820	165,902
FOP	24	30	1999	7	638
FOP	128	30	1999	38	3,463
TOTALS	1,972			1,865	170,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,865	103.8800	103.88	193,736	1999	1999	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 0 Heated Area: 1820 HX Base Yr



85057 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		184,945
TOTAL MARKET OB/XF VALUE		12,985
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		282,930
SOH/AGL Deduction		132,139
ASSESSED VALUE		150,791
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,069
TOTAL JUST VALUE		282,930
NCON VALUE		14,942
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9905795	TEMP POLE	1,500	04/01/1999
B995927	NEW CONSTR	94,950	04/01/1999
973703	GARAGE	15,300	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/1314	7/30/2010	QC	U	I	11	100
GRANTOR: CAMPBELL JEFFERY E &						
GRANTEE: RUSS LISA VALERIE						
0864/1370	1/28/2999	WD	U	I	07	100
GRANTOR: WILCOX EDWARD M & BET						
GRANTEE: CAMPBELL JEFFERY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 FOP=[YR=1999] W16 S8 E16 N8$ S8 W16 N8 W22 S40 E12 S2 E12 N4 FOP=[YR=1999] E6 N4 W6 S4$ N4 E6 S4 E20 N38$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	28.00	28.00	100	2002	2002	3	29	7,308	
3	0350	CARPORT WD	0	100	20	20	400.00	SF	8.58	8.58	100	2002	2002	3	20	686	
4	0803	ASPHALT C	0	100	0	0	5,390.00	SF	2.00	2.00	20	2003	2003	3	20	2,156	

LAND DESCRIPTION

TOTAL OB/XF 12,985

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	29	NONE 0
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
Quality	06	Quality Level 06

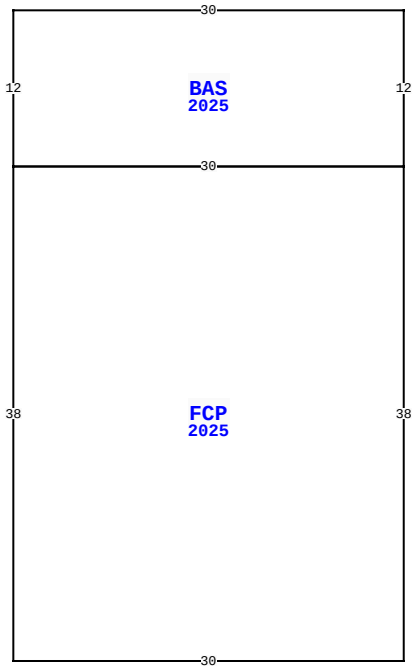
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2025	360	8,340
FCP	1,140	25	2025	285	6,602
TOTALS	1,500			645	14,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	645	63.2500	23.40	15,093	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 360 HX Base Yr



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GRANTOR: WILCOX EDWARD M & BET						
GRANTEE: CAMPBELL JEFFERY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E30 S12 W30 N12 $
FCP=[YR=2025;ORIG=50,22] E30 S38 W30 N38 $
.

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

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