BLOCK 7 LOT 27
IN OR 1285/1855
YULEE WOODS #2 PB 5/83 & 84

BAYLESS DONALD W & JANETT C
PO BOX 962
YULEE, FL 32041-0962

2025

42-2N-27-4612-0007-0270

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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

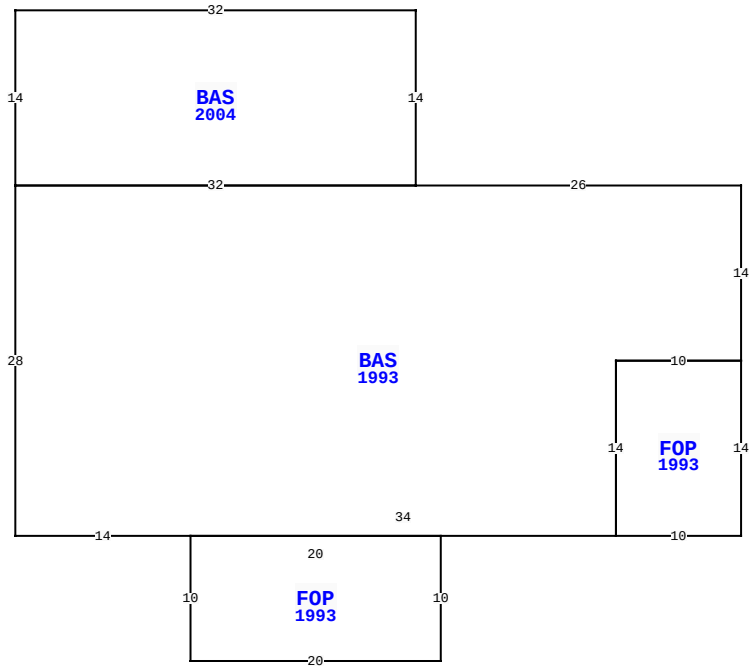
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1993	1,484	129,006
BAS	448	100	2004	448	38,946
FOP	140	30	1993	42	3,651
FOP	200	30	1993	60	5,216
TOTALS	2,272			2,034	176,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	103.4880	103.49	210,499	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1932 HX Base Yr 2006



85067 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		176,819
TOTAL MARKET OB/XF VALUE		354
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		262,173
SOH/AGL Deduction		137,158
ASSESSED VALUE		125,015
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,293
TOTAL JUST VALUE		262,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961701	H/AC	0	07/17/1996
5605	NEW CONSTR	0	12/30/1988
5265	NEW CONSTR	48,530	10/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1285/1855	1/05/2005	WD	U	I	21	186,000
GRANTOR: MCATEER MARY A						
GRANTEE: BAYLESS DONALD W &						
0508/0828	1/16/1987	WD	Q	V		19,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: MCATEER MARY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=2004] N14 W32 S14 E32$ W32 S28E14FOP=[YR=1993] S10 E20 N10 W20$ E34 FOP=[YR=1993] E10 N14 W10 S14$ N14 E10 N14$.

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	0	0	80.00	SF	6.50	6.50	100	1995	1995	3	68	354	

LAND DESCRIPTION

TOTAL OB/XF 354

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	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