BLOCK 7 LOT 30
IN OR 505 PG 1136
YULEE WOODS #2 PB 5/83 & 84

MCNEELY MICHAEL J & KATHERINE
85093 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0300

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 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

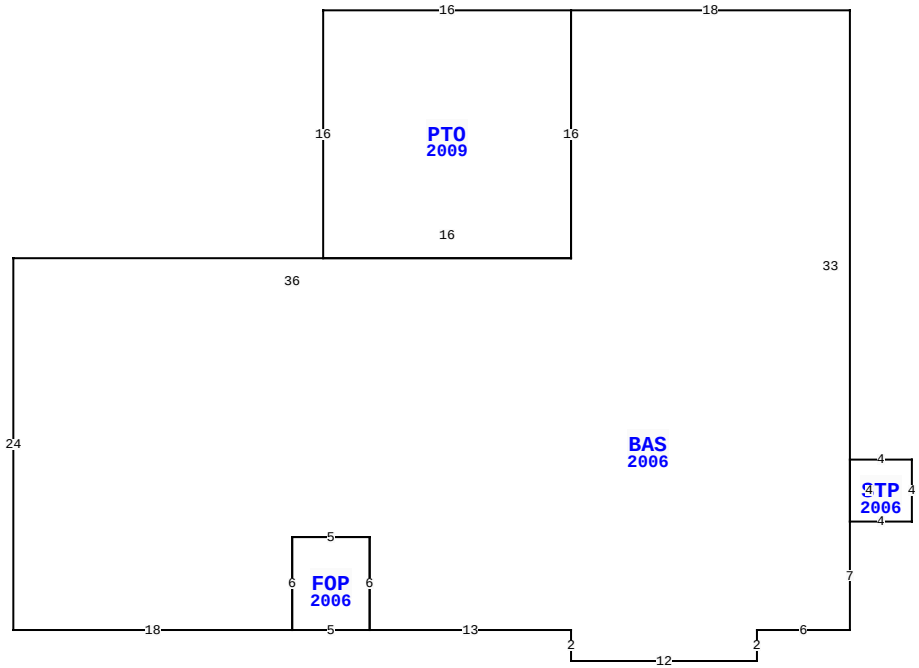
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	2006	1,578	165,236
FOP	30	30	2006	9	942
PTO	256	5	2009	13	1,362
STP	16	10	2006	2	210
TOTALS	1,880			1,602	167,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,602	114.4440	114.44	183,333	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1578 HX Base Yr 2007



85093 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		167,750
TOTAL MARKET OB/XF VALUE		14,058
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		266,808
SOH/AGL Deduction		134,599
ASSESSED VALUE		132,209
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,487
TOTAL JUST VALUE		266,808
NCON VALUE		4,464
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11143	TANKS/BLRS	0	02/01/2006
C16689	CO ISSUED	115,280	01/01/2006
P10634	OTHER	0	01/01/2006
B16689	NEW CONSTR	115,280	01/01/2006
E16464	ELEC OTHER	2,000	12/01/2005
R08628	REPAIR/RRF	3,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0505/1136	12/01/1986	WD	Q	V		10,900

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18PTO=[YR=2009] W16 S16 E16 N16 $ S16 W36 S24 E18 FOP=[YR=2006] E5 N6 W5 S6$ N6 E5 S6 E13 S2 E12 N2 E6 N7 STP=[YR=2006] E4 N4 W4 S4$ N33$.

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	0812	CONCRETE C	0	100	0	0	2,757.00	SF	4.00	4.00	100	2007	2007	3	87	9,594	
2	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2025	2022		93	4,464	

LAND DESCRIPTION

TOTAL OB/XF 14,058

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/17/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS