BLOCK 7 LOT 33
YULEE WOODS #2 PB 5/83 & 84

BUFORD DARREN S/REESER SKYLAR M
85125 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	05	Quality Level 05

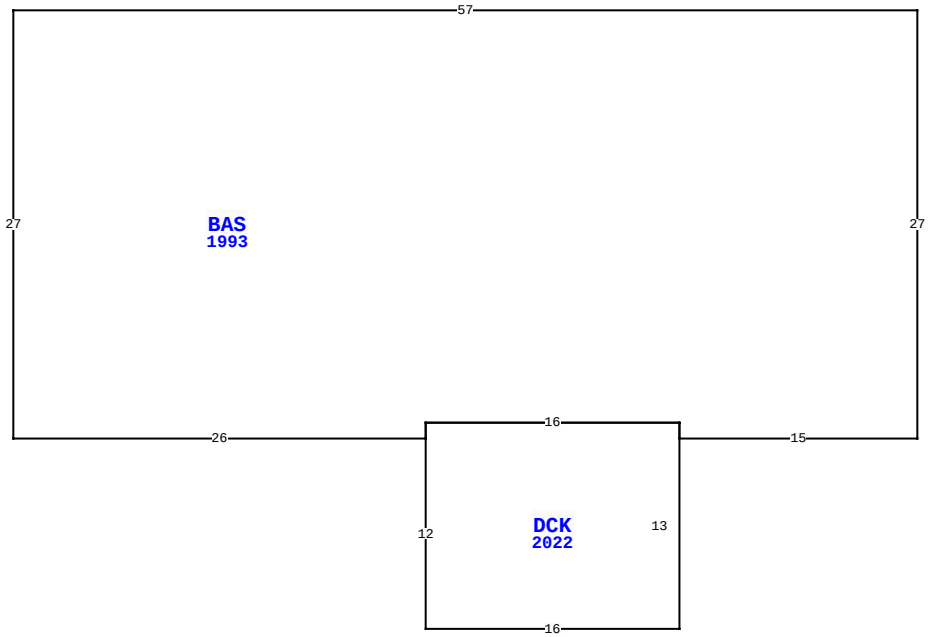
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100	1993	1,523	173,023
DCK	208	15	2022	31	3,522
TOTALS	1,731			1,554	176,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,554	146.4000	117.12	182,004	1991	2021	0	0	0	3.00	97.00

1 M/H 93- – 100% - 2025 Heated Area: 1523 HX Base Yr 2025



85125 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		176,544
TOTAL MARKET OB/XF VALUE		8,381
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		269,925
SOH/AGL Deduction		0
ASSESSED VALUE		269,925
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,203
TOTAL JUST VALUE		269,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,709

RP: 12822492 & 12822491
DW/MH/ID HML2F2848384695(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974058	NEW CONSTR	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1087	2/02/2024	WD	Q	I	01	355,000
GRANTOR: CASA DE SOL LLC						
GRANTEE: BUFORD DARREN S						
2521/1896	12/09/2021	WD	Q	I	01	130,000
GRANTOR: HENDRICKS JACOB & STE						
GRANTEE: CASA DE SOL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S27 E26 DCK=[YR=2022] S12 E16 N13 W16 S1$ N1 E16 S1 E15 N27 $.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2024	2023		97	8,381	

LAND DESCRIPTION

TOTAL OB/XF 8,381

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 05/09/2025 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS