BLOCK 7 LOT 34
R673736 & R673737 & R673738
YULEE WOODS #2 PB 5/83 & 84

SCANLON MARTIN
85135 MINER RD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0340

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	05	Quality Level 05

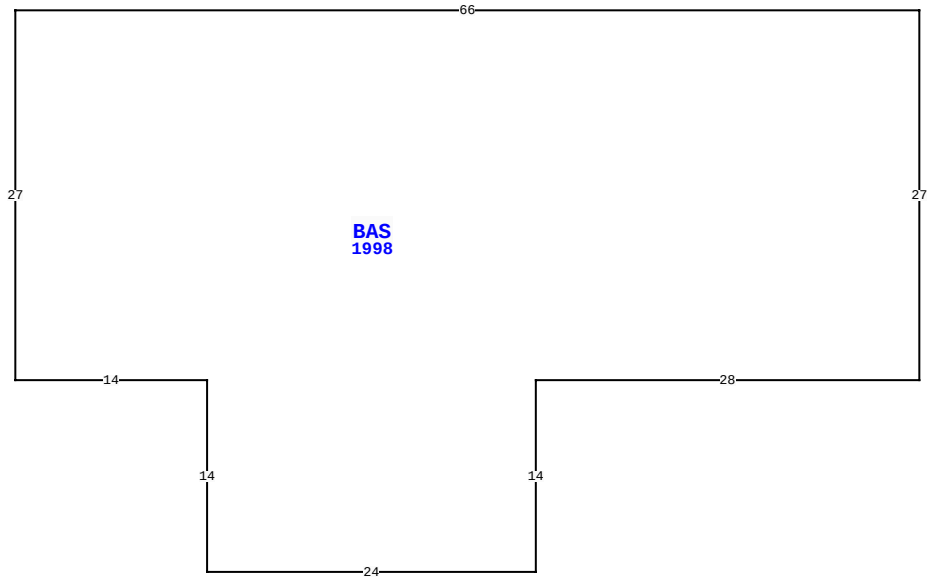
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,118	100	1998	2,118	151,912
TOTALS	2,118			2,118	151,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,118	140.6400	119.54	253,186	1998	2008	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 2118 HX Base Yr



85135 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	151,912
TOTAL MARKET OB/XF VALUE	2,813
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	239,725
SOH/AGL Deduction	28,470
ASSESSED VALUE	211,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,255
TOTAL JUST VALUE	239,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982240	MH MOVE-ON	0	07/01/1998
6959	MH MOVE-ON	16,004	10/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0587	2/01/2021	WD	Q	I	01	189,000
GRANTOR: LOWARY RICHARD E & CL						
GRANTEE: SCANLON MARTIN						
0520/0624	6/18/1987	WD	Q	V		11,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: LOWARY RICHARD & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E14 S14 E24 N14 E28 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	0	8	8	64.00	SF	1.00	1.00	100	1987	1987	3	20	13	

LAND DESCRIPTION

TOTAL OB/XF 2,813

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	0		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