BLOCK 7 LOT 39
IN OR 1642/1237
ESMT OR 1663/367

TAYLOR DAVID H & DIANE W
2774 LONG BOAT DR
FERNANDINA BEACH, FL 32035

2025

42-2N-27-4612-0007-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

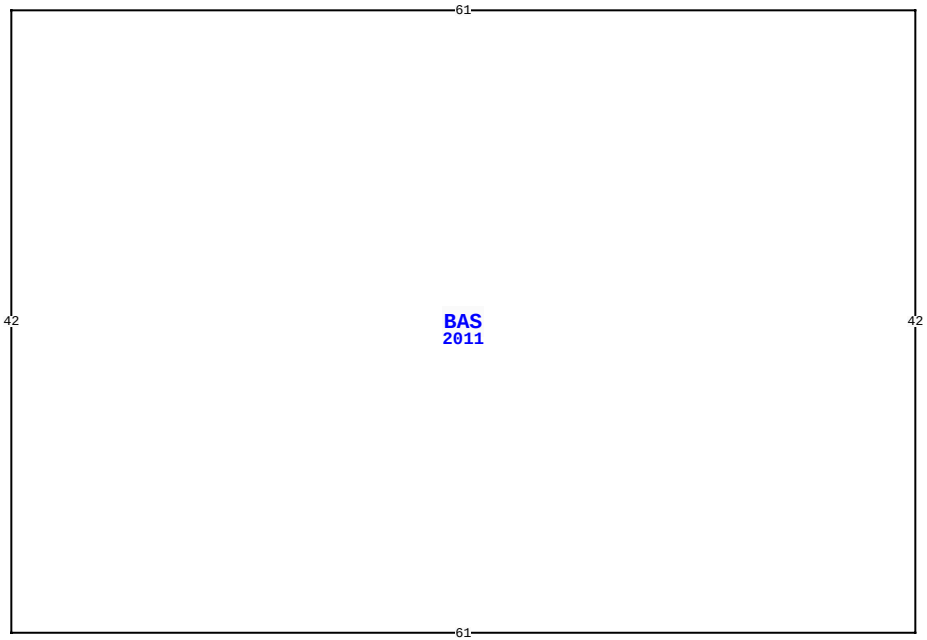
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,562	100	2011	2,562	30,488
TOTALS	2,562			2,562	30,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,562	64.3200	23.80	60,976	1988	1995	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 2562 HX Base Yr



85183 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	30,488
TOTAL MARKET OB/XF VALUE	146
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	115,634
SOH/AGL Deduction	6,623
ASSESSED VALUE	109,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,011
TOTAL JUST VALUE	115,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24416	ADDITION	0	03/01/2011
2878	NEW CONSTR	0	01/25/1988
4764	NEW CONSTR	0	01/25/1988
4519	N/A	78,970	11/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1642/1237	10/01/2009	WD	U	V	11	32,000
GRANTOR: KOLAR ERIC S						
GRANTEE: TAYLOR DAVID H & DI						
1587/1328	9/30/2008	TD	U	I	11	18,000
GRANTOR: TAX COLLECTOR						
GRANTEE: KOLAR ERIC S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W61 S42 E61 N42$.

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	0350	CARPORT WD	0	0	7	8	56.00	SF	13.00	13.00	100	1985	1985	3	20	146	

LAND DESCRIPTION

TOTAL OB/XF 146

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	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS