BLOCK 7 LOT 41
IN OR 1255/1547
1985 GOLD DW/MH

WAGNER KIM R
85197 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0410

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	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03

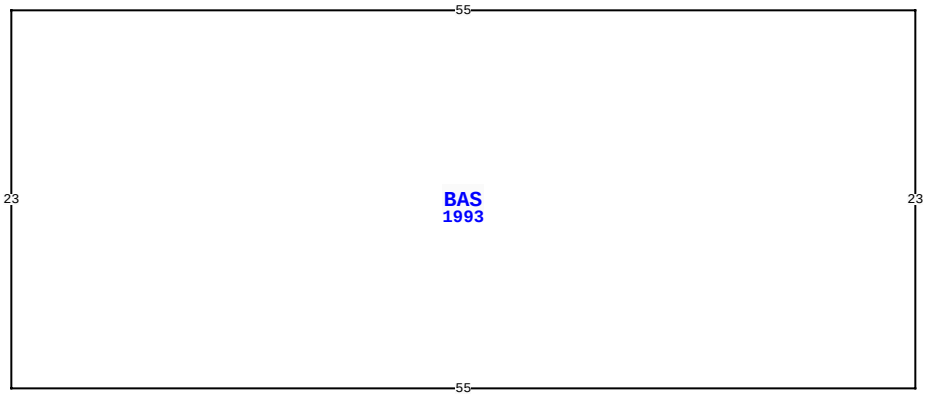
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1993	1,265	35,461
TOTALS	1,265			1,265	35,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,265	116.8000	93.44	118,202	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 1265 HX Base Yr 2005



85197 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		35,461
TOTAL MARKET OB/XF VALUE		2,452
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		122,913
SOH/AGL Deduction		82,738
ASSESSED VALUE		40,175
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,175
TOTAL JUST VALUE		122,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6979	MH MOVE-ON	22,000	10/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1255/1547	8/30/2004	WD	Q	I		80,900
GRANTOR: HILLYARD RALPH A & SU						
GRANTEE: WAGNER KIM R						
0768/0703	8/14/1996	WD	Q	I		50,000
GRANTOR: MOCK MORRIS J & MISTY						
GRANTEE: HILLYARD RALPH & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S23 E55 N23$.

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	0681	POLE SHED	0	100	12	26	312.00	SF	15.00	15.00	100	1989	1989	3	20	936	
2	0940	SHEDS/PORT	0	100	8	26	208.00	SF	20.10	20.10	100	1989	1989	3	20	836	
3	0751	UOP	0	100	24	10	240.00	SF	10.00	10.00	100	1990	1990	3	20	480	
4	0525	GAZEBO	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 2,452

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 11/06/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS