BLOCK 7 LOT 43
IN OR 1473/1099
R497771 & R359795

BUSEN TARA
85225 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	Quality Level 03

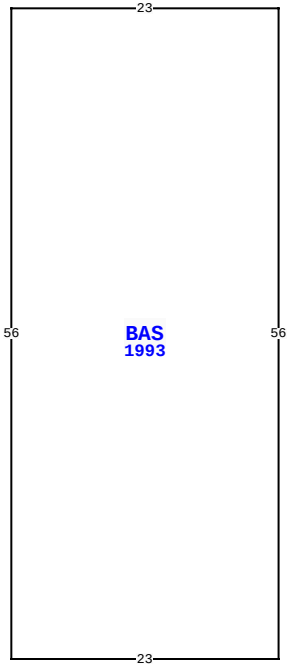
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	38,084
TOTALS	1,288			1,288	38,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	123.2000	98.56	126,945	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 1288 HX Base Yr 2008



85225 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		38,084
TOTAL MARKET OB/XF VALUE		7,079
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		130,163
SOH/AGL Deduction		80,417
ASSESSED VALUE		49,746
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,746
TOTAL JUST VALUE		130,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7272	XFOB	920	05/30/1991
7323	MH MOVE-ON	21,500	06/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/1099	1/23/2007	WD	Q	I		109,000
GRANTOR: KEHOE TIMOTHY MICHAEL						
GRANTEE: BUSEN TARA						
0856/0162	11/17/1998	QC	U	I	07	100
GRANTOR: KEHOE TIMOTHY & TAMMY						
GRANTEE: KEHOE TIMOTHY MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S56 E23 N56$.

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	8	10	80.00	SF	30.00	30.00	100	1987	1987	3	20	480	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,733	
4	1242	WD DECK A	0	100	0	0	1,348.00	SF	10.00	10.00	100	2000	2000	3	20	2,696	

LAND DESCRIPTION

TOTAL OB/XF 7,079

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS