BLOCK 8 LOT 3
YULEE WOODS #2 PB 5/83-84

BROWNETT JOHN R III & SHELLEY
85154 MINER RD
YULEE, FL 32097

2025

42-2N-27-4612-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

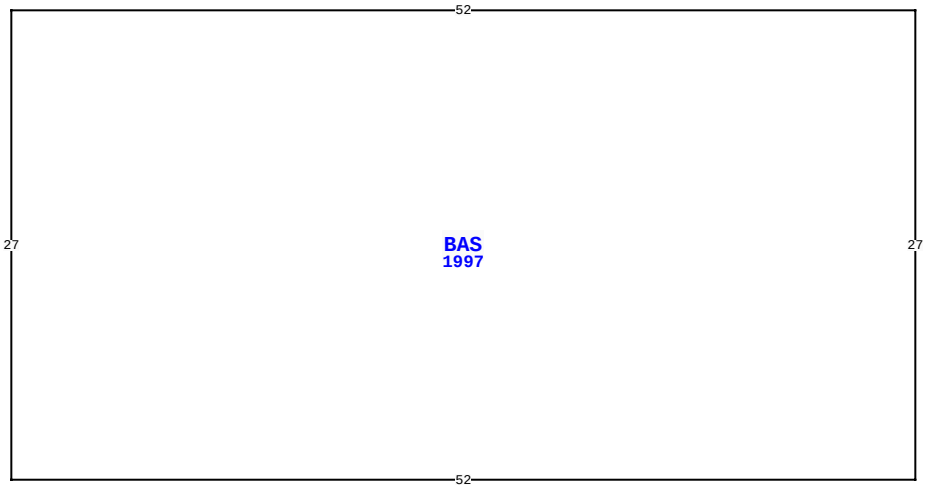
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,404	100	1997	1,404	97,018
TOTALS	1,404			1,404	97,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	140.1600	119.14	167,273	1997	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 1404 HX Base Yr 2020



85154 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		97,018
TOTAL MARKET OB/XF VALUE		1,005
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		183,023
SOH/AGL Deduction		59,708
ASSESSED VALUE		123,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,593
TOTAL JUST VALUE		183,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971844	MH MOVE-ON	0	07/01/1997
8046	MH MOVE-ON	1,000	02/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/1097	9/13/2019	WD	Q	I	02	140,000
GRANTOR: LAMBRIGHT WILBUR D &						
GRANTEE: BROWNETT JOHN R III						
2138/1724	8/08/2017	WD	U	I	11	100
GRANTOR: LAMBRIGHT WILBUR D &						
GRANTEE: LAMBRIGHT WILBUR D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52 S27 E52 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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2013	2013	3	55	352	
2	0751	UOP	0	100	8	12	96.00	SF	10.00	10.00	100	2013	2013	3	68	653	

LAND DESCRIPTION

TOTAL OB/XF 1,005

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 08/17/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS