BLOCK 8 LOT 6
IN OR 1494/77 1983 SUNV SWMH
2012 JACB DW/MH

BALES ROBERT P & MEGAN L
85128 MINER RD
YULEE, FL 32097

2025

42-2N-27-4612-0008-0060

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

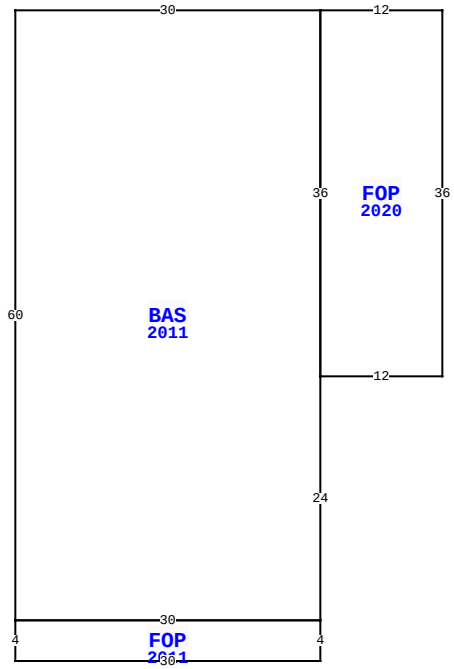
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2011	1,800	117,945
FOP	120	30	2011	36	2,359
FOP	432	30	2020	130	8,518
TOTALS	2,352			1,966	128,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,966	116.8000	99.28	195,184	2011	2011	0	0	0	34.00	66.00

2 M/H 94+ – 100% - 2008 Heated Area: 1800 HX Base Yr 2008



85128 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		128,821
TOTAL MARKET OB/XF VALUE		740
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		214,561
SOH/AGL Deduction		98,926
ASSESSED VALUE		115,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,913
TOTAL JUST VALUE		214,561
NCON VALUE		8,518
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5356	CO ISSUED	0	08/16/2011
P14898	NEW CONSTR	0	08/01/2011
M16387	H/AC	0	07/01/2011
8712	MH MOVE-ON	4,500	10/21/1991
7410	MH MOVE-ON	16,500	08/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/0077	4/23/2007	WD	Q	I		67,000
GRANTOR: LAMB CHARLES M						
GRANTEE: BALES ROBERT P & ME						
0650/0848	3/03/1992	WD	Q	V	06	100
GRANTOR: MCATEER MARY A						
GRANTEE: LAMB CHARLES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W30 S60 E30 N24 N36 $
FOP=[YR=2011;ORIG=-30,60] S4 E30 N4 W30 $
FOP=[YR=2020;ORIG=0,0] E12 S36 W12 N36 $
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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	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2009	2009	3	89	740	

LAND DESCRIPTION

TOTAL OB/XF 740

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	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 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