BLOCK 8 LOT 9 R583923
IN OR 1945/1737
YULEE WOODS #2 PB 5/83 & 84

ODOM DURIELL M & VALERIE
85100 MINER RD
YULEE, FL 32097

2025

42-2N-27-4612-0008-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 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	0	0 100
Units		0 100
Quality	02	Quality Level 02

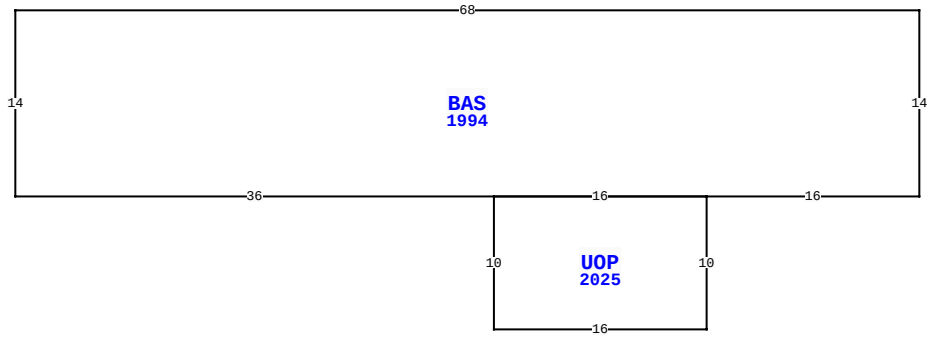
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1994	952	16,665
UOP	160	25	2025	40	700
TOTALS	1,112			992	17,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	992	72.9400	58.35	57,883	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 952 HX Base Yr 2015



85100 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,365
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		102,365
SOH/AGL Deduction		64,349
ASSESSED VALUE		38,016
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,016
TOTAL JUST VALUE		102,365
NCON VALUE		700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1737	10/02/2014	WD	U	I	11	100
GRANTOR: COOPER KITTY S						
GRANTEE: ODOM DURIELL MICHAE						
1940/1400	10/02/2014	WD	Q	I	02	39,900
GRANTOR: COOPER KITTY S						
GRANTEE: ODOM DURIELL MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W68 S14 E36 E16 E16 N14 $
UOP=[YR=2025;ORIG=-16,14] W16 S10 E16 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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