BLOCK 8 LOT 10
YULEE WOODS #2 PB 5/83 & 84

CHUMACK COREY/HANIFEE SHELBI
85092 MINER RD
YULEE, FL 32097

2025

42-2N-27-4612-0008-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

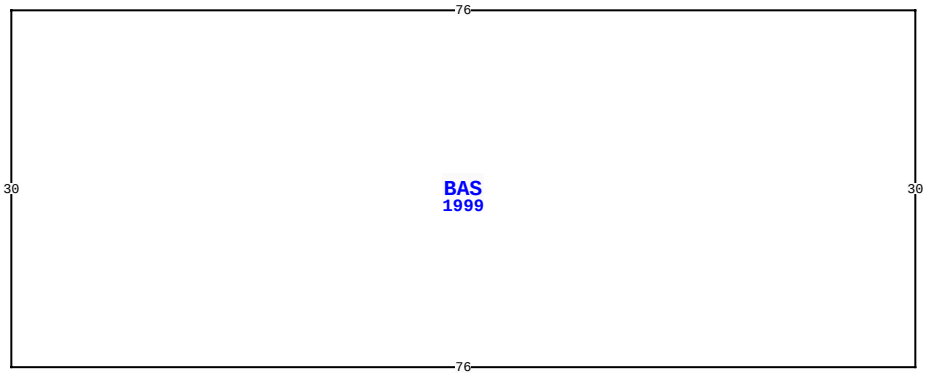
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,280	100	1999	2,280	41,478
TOTALS	2,280			2,280	41,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,280	82.3200	69.97	159,532	1999	1999	0	0	16	58.00	26.00

1 M/H 94+ – 0% - 2025 Heated Area: 2280 HX Base Yr



85092 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	41,478
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	129,313
SOH/AGL Deduction	0
ASSESSED VALUE	129,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,313
TOTAL JUST VALUE	129,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,278

1999 SKYL _ DW/MH _ R673946 & R673947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992547	MH MOVE-ON	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1230	5/12/2025	SW	Q	I	01	320,000
GRANTOR: 85092 MINER RD LAND T						
GRANTEE: CHUMACK COREY						
2755/1793	12/09/2024	WD	Q	I	01	130,000
GRANTOR: ROBERTS BOBBY J						
GRANTEE: 85092 MINER RD LAND						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/30/2025 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS