BLOCK 8 LOT 11
IN OR 1294/723
8U6205841A & 8U6205841B

TURBEVILLE ASHLEY
85074 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0008-0110

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	04	PLYWOOD 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
Quality	03	Quality Level 03

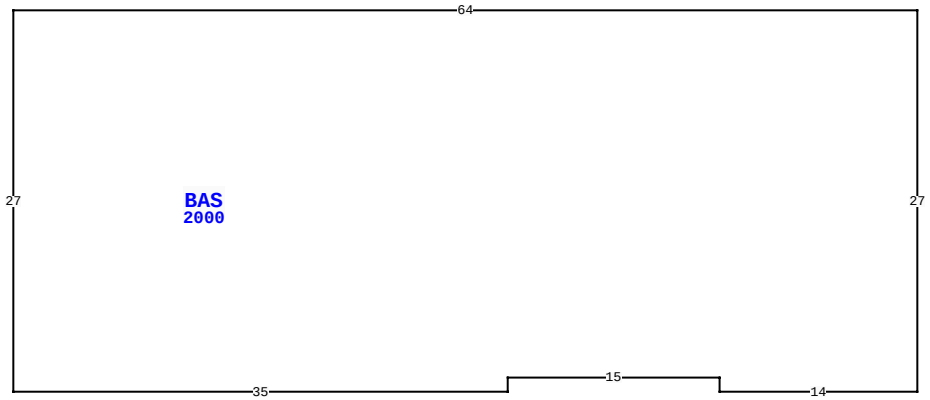
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	2000	1,713	51,195
TOTALS	1,713			1,713	51,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,713	117.2000	99.62	170,649	1996	1996	0	0	0	70.00	30.00

2 M/H 94+ – 100% - 2018 Heated Area: 1713 HX Base Yr 2018



85074 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		51,195
TOTAL MARKET OB/XF VALUE		9,637
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		145,832
SOH/AGL Deduction		51,637
ASSESSED VALUE		94,195
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,473
TOTAL JUST VALUE		145,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7652	GARAGE	9,793	10/31/1991
5103	ADDITION	1,224	08/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1294/0723	2/09/2005	WD	Q	I		117,000
GRANTOR: SHAFER KENNETH K & EL						
GRANTEE: TURBEVILLE ASHLEY &						
0896/0941	8/24/1999	WD	U	I	11	88,000
GRANTOR: DICKS KAREN L &						
GRANTEE: SHAFER KENNETH & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W64 S27 E35 N1 E15 S1 E14 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	0510	GARAGE WD-	0	100	24	24	576.00	SF	28.00	28.00	100	1992	1992	3	20	3,226	
2	0812	CONCRETE C	0	100	0	0	1,908.00	SF	4.00	4.00	100	1998	1998	3	73	5,571	
3	0911	SCRN RM A	0	100	12	20	240.00	SF	17.50	17.50	100	1998	1998	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 9,637

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