

[illegible]

ROWLEY CODY & VICTORIA M
85361 MINER ROAD
YULEE, FL 32041

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	25	MOD METAL 100								6500	01	1,600	58.6500	21.70	34,720	2020	2020		0	0	0	4.00	96.00	VALUATION BY					STANDARD										
Roof Structur	10	STEEL FRME 100								2 GARAGE RES - 100% - 2024										Heated Area: 1600										HX Base Yr 2024									
Roof Cover	12	MODULAR MT 100								BAS 2020																													
Interior Wall	07	NONE 100																																					
Interior Floo	03	CONC FINSH 100																																					
Air Condition	01	NONE 100																																					
Heating Type	01	NONE 100																																					
Bedrooms		0 100																																					
Bathrooms		0 100																																					
Frame	05	STEEL 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality	06	Quality Level 06																																					
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	1,600	100	2020	1,600	33,331																																		
TOTALS							1,600				1,600	33,331																BLD DATE		LGL DATE		05/09/2025 MLU							
EXTRA FEATURES							85361 MINER RD, YULEE															XF DATE		LAND DATE															
																						INC DATE		AG DATE															
L N	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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
REVIEW DATE	11/17/2020	BY	NW	Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000	PRINTED 07/30/2025 BY SYS																									