BLOCK 2 LOT 10
IN OR 2518/1566
R672642 & R672643

VINING GREGORY ALLEN L/E/
PO BOX 473
YULEE, FL 32041

2025

42-2N-27-4613-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

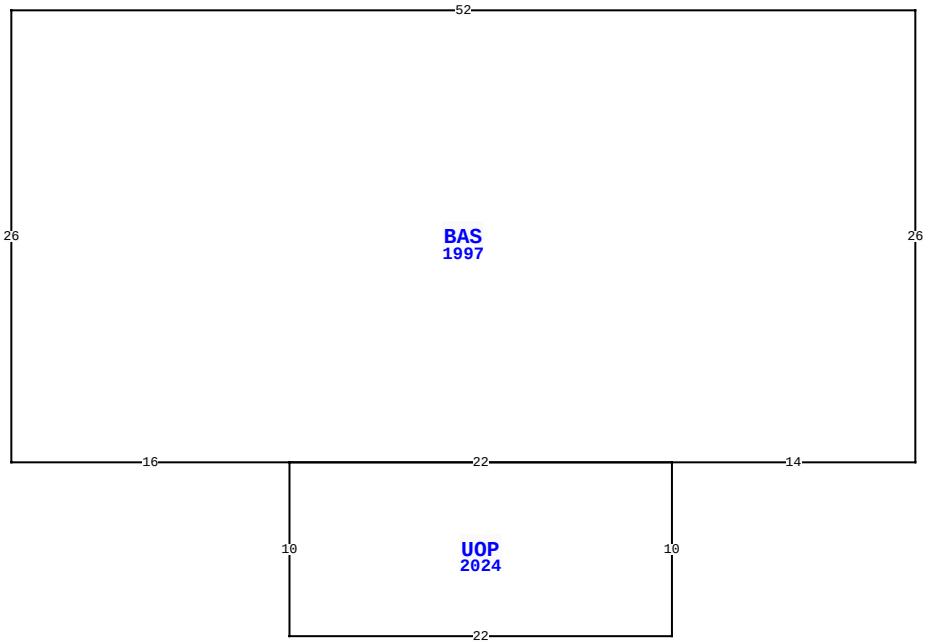
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,352	100	1997	1,352	49,553
UOP	220	25	2024	55	2,016
TOTALS	1,572			1,407	51,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,407	123.2000	104.72	147,341	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2019 Heated Area: 1352 HX Base Yr 2019



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

85297 MINER RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,569
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		139,334
SOH/AGL Deduction		55,659
ASSESSED VALUE		83,675
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,953
TOTAL JUST VALUE		139,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971648	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/1566	12/02/2021	LE	U	I	14	100
GRANTOR: VINING GREGORY ALLEN						
GRANTEE: VINING GREGORY ALLE						
2241/0633	11/30/2018	QC	U	I	11	100
GRANTOR: MARELL DONNETTA JEAN						
GRANTEE: VINING GREGORY ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W52 S26 E16 E22 E14 N26 $
UOP=[YR=2024;ORIG=-36,26] E22 S10 W22 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS