BLOCK 2 LOT 11
YULEE WOODS #3 PB 5/239

KILPATRICK JESSICA R/HARRIS JUDY K
85305 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0002-0110

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

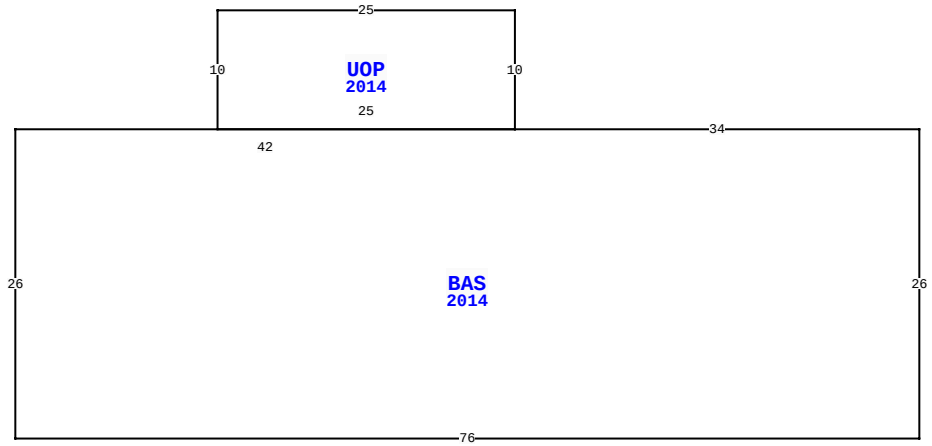
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2014	1,976	141,247
UOP	250	25	2014	62	4,432
TOTALS	2,226			2,038	145,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,038	116.8000	99.28	202,333	2014	2014	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2025 Heated Area: 1976 HX Base Yr 2025



85305 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		145,680
TOTAL MARKET OB/XF VALUE		6,616
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		237,296
SOH/AGL Deduction		0
ASSESSED VALUE		237,296
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,574
TOTAL JUST VALUE		237,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145584	CO ISSUED	0	09/08/2014
963494	REPAIR/RRF	3,744	12/01/1996
8519	MH MOVE-ON	11,000	04/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/292	8/21/2024	QC	U	I	11	37,500
GRANTOR: HARRIS JUDY K						
GRANTEE: HARRIS JUDY K						
0622/0710	3/26/1991	WD	Q	V		14,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: HARRIS JAMES & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W34 UOP=[YR=2014] N10 W25 S10 E25 $ W42 S26 E76 N26 $.

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	0811	CONCRETE B	0	100	0	0	1,767.00	SF	5.20	5.20	100	1997	1997	3	72	6,616	

LAND DESCRIPTION

TOTAL OB/XF 6,616

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 08/17/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS