BLOCK 2 LOT 12
YULEE WOODS #3 PB 5/239

JOHNSON VIRGINIA KAYE/HARTMAN FRANKLIN D
85317 MINER RD
YULEE, FL 32097

2025

42-2N-27-4613-0002-0120

BUILDING CHARACTERISTICS

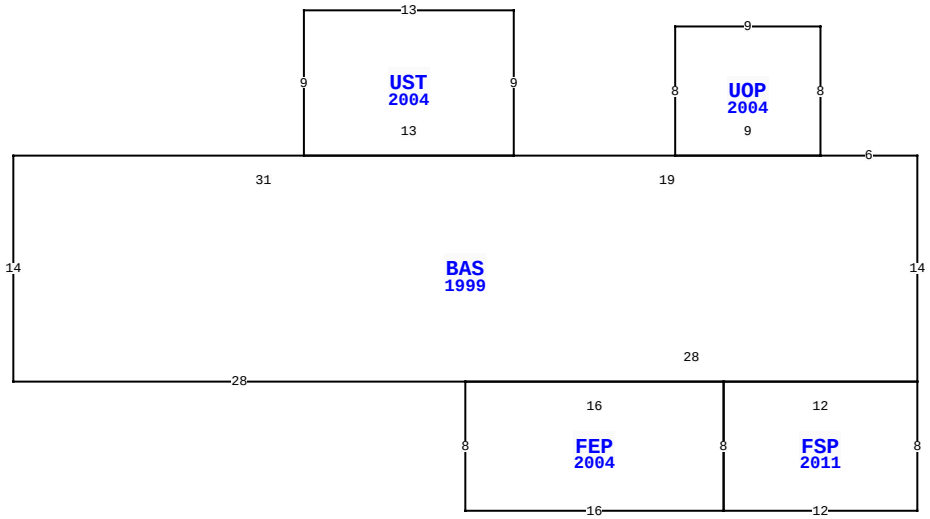
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	784	100	1999	784	17,800
FEP	128	85	2004	109	2,475
FSP	96	60	2011	58	1,317
UOP	72	25	2004	18	409
UST	117	55	2004	64	1,453
TOTALS	1,197			1,033	23,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,033	94.6000	75.68	78,177	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2012 Heated Area: 893 HX Base Yr 2012



85317 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,453
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		108,453
SOH/AGL Deduction		74,081
ASSESSED VALUE		34,372
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,372
TOTAL JUST VALUE		108,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8520	MH MOVE-ON	9,000	04/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/1167	8/20/2020	QC	U	I	11	100
GRANTOR: JOHNSON VIRGINIA KAYE						
GRANTEE: JOHNSON VIRGINIA K						
1760/1696	9/01/2011	QC	U	I	11	100
GRANTOR: BISHOP BESSIE MAE						
GRANTEE: JOHNSON VIRGINIA KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W6 UOP=[YR=2004] N8 W9 S8 E9 $ W19
UST=[YR=2004] N9 W13 S9 E13$ W31 S14 E28 FEP=[YR=2004] S8 E16
FSP=[YR=2011] E12 N8 W12 S8$ N8 W16$ E28 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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