BLOCK 10 LOT 7 1987 SHOW SW
IN OR 594 PG 744
YULEE WOODS #3 PB 5/239

MILLER BILLY J & DEBORAH S
P O BOX 875
YULEE, FL 32041-0875

2025

42-2N-27-4613-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

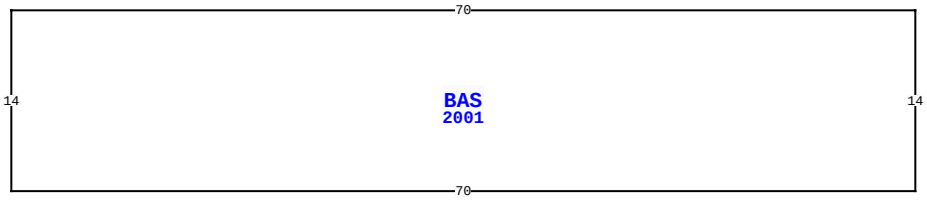
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	2001	980	24,837
TOTALS	980			980	24,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	980	105.6000	84.48	82,790	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 980 HX Base Yr 2002



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		24,837
TOTAL MARKET OB/XF VALUE		1,136
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		110,973
SOH/AGL Deduction		75,922
ASSESSED VALUE		35,051
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,051
TOTAL JUST VALUE		110,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0594/0744	4/06/1990	WD	Q	V		15,900

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: MILLER BILLY & D

85196 ROSE MARIE RD, YULEE

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

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	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1992	1992	3	20	432	
2	1242	WD DECK A	0	100	24	8	192.00	SF	10.00	10.00	100	1993	1993	3	20	384	
3	0751	UOP	0	100	20	8	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W70 S14 E70 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 1,136

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