BLOCK 6 LOT 5
WILSON NECK LANDING PB 4/71

MILLER SERGIO L/E/
85190 DELEENE ROAD
YULEE, FL 32097

2025

43-2N-27-4647-0006-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

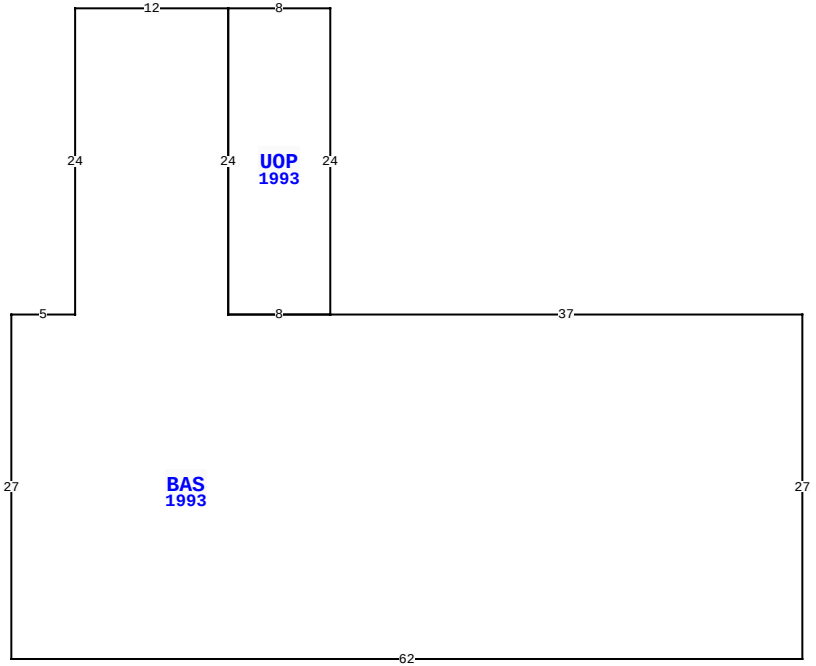
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1993	1,962	58,201
UOP	192	25	1993	48	1,424
TOTALS	2,154			2,010	59,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,010	123.6000	98.88	198,749	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1962 HX Base Yr



85190 DELEENE 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		59,625
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		147,575
SOH/AGL Deduction		96,071
ASSESSED VALUE		51,504
TOTAL EXEMPTION VALUE	HX HB	26,504
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3304	N/A	1,500	04/16/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/773	9/08/2023	QC	U	I	11	100
GRANTOR: MILLER SERGIO						
GRANTEE: DAVIS HEIDI I						
2012/0866	11/03/2015	QC	U	I	11	100
GRANTOR: MILLER CHERYL						
GRANTEE: MILLER SERGIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 UOP=[YR=1993] N24 W8 S24 E8 $ W8 N24 W12 S24 W5 S27 E62 N27 $.

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	1242	WD DECK A	0	100	8	20	160.00	SF	10.00	10.00	100	1991	1991	3	20	320	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
3	0751	UOP	0	100	8	12	96.00	SF	10.00	10.00	100	1999	1999	3	26	250	

LAND DESCRIPTION

TOTAL OB/XF 2,950

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