

PT OF LOT 5 (S-2)
L/E OR 1153/808 & OR 1319/1675
CHESTER ACRES PB 4/86

MILLER TIMOTHY OWEN JR
97045 MILLER RD
YULEE, FL 32097

2025

44-3N-28-5050-0005-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	10	WD SHINGLE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	02	WINDOW 100			
Heating Type	03	FORCED AIR 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	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2017	1,560	45,588
UOP	64	25	2017	16	468
USP	120	50	2017	60	1,754
TOTALS	1,744			1,636	47,809

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,636	114.6000	97.41	159,363	1996	1996	0	0	0	70.00	30.00
1 M/H 94+ - 0% - 0												
Heated Area: 1560 HX Base Yr												
12 10 10 12 44 26 20 40 8 8 8 8 16 26 20 40												
USP 2017												
BAS 2017												
UOP 2017												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/11/2025 MLU												

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								47,809				
TOTAL MARKET OB/XF VALUE								11,340				
TOTAL LAND VALUE - MARKET								71,400				
TOTAL MARKET VALUE								130,549				
SOH/AGL Deduction								11,857				
ASSESSED VALUE								118,692				
TOTAL EXEMPTION VALUE								0				
BASE TAXABLE VALUE								118,692				
TOTAL JUST VALUE								130,549				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								128,175				
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