

PT JOHN D VAUGHAN GRANT
SEC 38-2N-27E IN OR 1948/53
BEING PARCEL A & OR 2557/2

BLAIR CARLYNE L
85722 MINER RD
YULEE, FL 32097

2026

38-2N-27-0000-0014-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1993	1,920	192,622
FGR	572	55	1993	315	31,602
FOP	128	30	1993	38	3,812
FOP	160	30	1993	48	4,816
PTO	192	5	2015	10	1,003

TOTALS	2,972			2,331	233,855
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0200	BARN WD 0-	0 100	26	48	1,248.00	SF	20.00	
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.75

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,331	130.8888	137.43	320,349	1971	1991	0	0	0 27.00	73.00
1 SINGLE FAM 100% - 2015 Heated Area: 1920 HX Base Yr 2015											

85722 MINER RD, YULEE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
4	0200	BARN WD 0-	0 100	26	48	1,248.00	SF	20.00	20.00	100	1993	1993	3	20	4,992	
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

TOTAL OB/XF										14,384						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	90,000.00	90,000.00

Total Acres: 2.75	Total Land Value: 247,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,855	
TOTAL MARKET OB/XF VALUE		14,384	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		495,739	
SOH/AGL Deduction		365,599	
ASSESSED VALUE		130,140	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		73,729	
TOTAL JUST VALUE		495,739	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		472,799	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0273	GARAGE	4,992	06/01/1993
B93-0274	ADDITION	4,992	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2557/0002	4/20/2022	WD	U	V	11	100	
GRANTOR: BLAIR GERALD F & CARL							
GRANTEE: BLAIR GERALD F & CA							
1948/0053	11/14/2014	QC	U	I	11	72,500	
GRANTOR: BLAIR CARLYNE L ROBER							
GRANTEE: BLAIR GERALD F & CA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993]	W22	BAS=[YR=1993]	N2	FOP=[YR=1993]	N8				
PTO=[YR=2015]	N12	W16	S12	E16\$	W16	S8	E16\$	W64	S30
FOP=[YR=1993]	S8	E20	N8	W20\$	E37	N28\$	S26	E22	N26\$.