PT JOHN VAUGHN GRANT
SEC 38-2N-27E
IN OR 2857/341 AS TO PAR 2

DREHER EMILY ELIZABETH & KEVIN CLARK
5502 ECHO HOLLOW ST
CASTLE ROCK, CO 80104

2026

38-2N-27-0000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

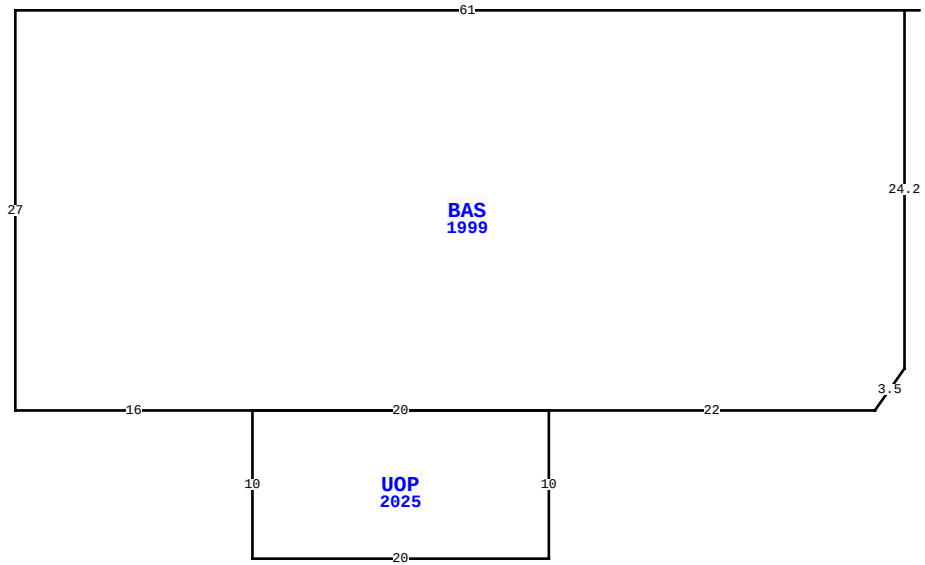
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Wall	04	PLYWOOD 0
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,617	100	1999	1,617	12,184
UOP	200	25	2025	50	377
TOTALS	1,817			1,667	12,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	1,667	119.6000	107.64	179,436	1999	1999	0	0	7	60.00	7.00

1 M/H 94+ 0% - 2026 Heated Area: 1617 HX Base Yr



85488 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,013
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	362,495
TOTAL MARKET VALUE	387,508
SOH/AGL Deduction	0
ASSESSED VALUE	387,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,508
TOTAL JUST VALUE	387,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,081

ALSO OWNS PRCL 38-2N-27-0000-0019-0240 @ 85484 MIN

1999 KING __ R673948 & R673949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700689	NEW CONSTR	0	01/01/2017
MH992826	MH MOVE-ON	0	08/01/1999
B985409	NEW CONSTR	57,168	09/01/1998
95-01814	XFOB	20,400	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2857/341	3/27/2026	WD	Q	I	05	775,000
GRANTOR: WILEY BRUCE W & TAMI						
GRANTEE: DREHER EMILY ELIZAB						
2769/688	2/14/2025	WD	Q	I	05	575,000
GRANTOR: CRIMMINGER MICHAEL V						
GRANTEE: WILEY BRUCE W & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W61 S27 E16 E20 E22 U2.10R2 U24.2R0 $
UOP=[YR=2025;ORIG=-45,27] E20 S10 W20 N10 $
.

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	0		OR	0.00	0.00	5.20	AC		1.00	0.75	0.75	90,000.00	67,500.00	351,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	22.99	AC		1.00	1.00	1.00	500.00	500.00	11,495							

REVIEW DATE 10/27/2025 BY KW Total Acres: 28.19 Total Land Value: 362,495 Market: 0 Agricultural: 0 Common: 362,495 PRINTED 07/09/2026 BY SYS

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2026

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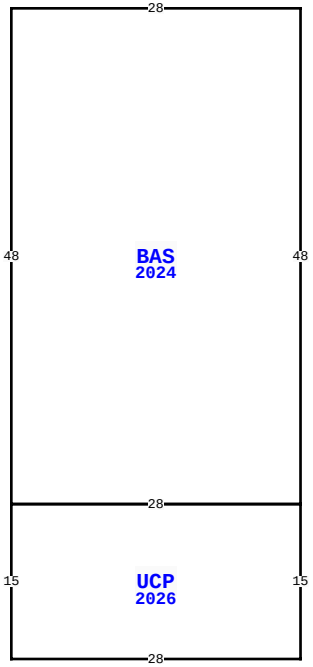
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,344	100	2024	1,344	11,720
UCP	420	20	2026	84	733
TOTALS	1,764			1,428	12,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,428	44.7200	17.44	24,904	1996	1996	0	0	0	50.00	50.00

2 GARAGE RES 0% - 2026 Heated Area: 1344 HX Base Yr



85488 MINER RD, YULEE

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PAGE 2 of 2 4

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INCOME VALUE	
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GRANTEE: DREHER EMILY ELIZAB						
2769/688	2/14/2025	WD	Q	I	05	575,000
GRANTOR: CRIMMINGER MICHAEL V						
GRANTEE: WILEY BRUCE W & TAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E28 S48 W28 N48 $
UCP=[YR=2026;ORIG=50,58] E28 S15 W28 N15 $
.

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

REVIEW DATE 10/27/2025 BY KW Total Acres: 28.19 Total Land Value: 362,495 Market: 0 Agricultural: 0 Common: 362,495 PRINTED 07/09/2026 BY SYS