PT JOHN VAUGHAN GRANT
SEC 38-2N-27E IN OR 1341/1266
(EX PT IN OR 1288/601 & EX

HERRINGTON WILMA D/HERRINGTON LINDA SUE
PO BOX 204
YULEE, FL 32041-0204

2026

38-2N-27-0000-0019-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

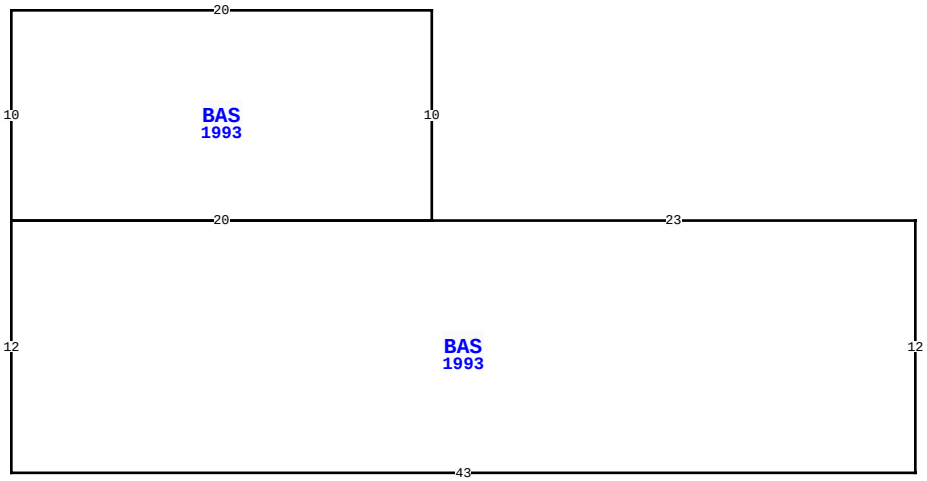
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1993	200	4,845
BAS	516	100	1993	516	12,500
TOTALS	716			716	17,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	716	95.0000	80.75	57,817	1970	1970	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 716 HX Base Yr 1989



85308 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,345
TOTAL MARKET OB/XF VALUE		864
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		153,209
SOH/AGL Deduction		111,269
ASSESSED VALUE		41,940
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		11,940
TOTAL JUST VALUE		153,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971893	MH MOVE-ON	0	08/01/1997
7701	XFOB	4,080	11/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1266	8/15/2005	DG	Q	I	01	100
GRANTOR: HERRINGTON ROBERT L &						
GRANTEE: HERRINGTON ROBERT L						
0315/0582	6/01/1980	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 BAS=[YR=1993] N10 W20 S10 E20$ W20 S12 E43 N12$.

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	0752	USP	0	100	10	24	240.00	SF	15.00	15.00	100	1998	1998	3	24	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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	1.50	AC		1.00	1.00	1.00	90,000.00	90,000.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS