TRACT 3
MINER ROAD FOUR ACRES PB 5/218

RIGGS LINDA J L/E/
85448 MINER ROAD
YULEE, FL 32097

2026

38-2N-27-1370-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

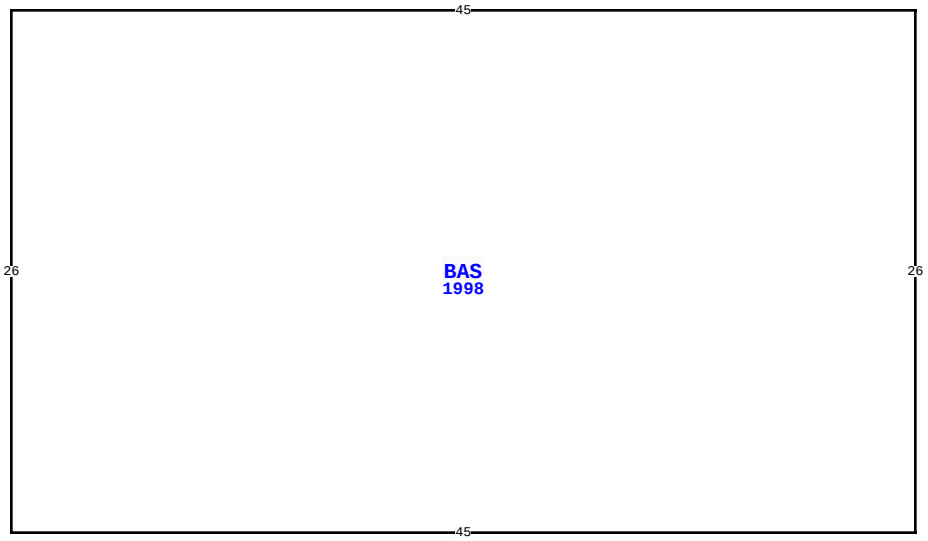
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1998	1,170	34,967
TOTALS	1,170			1,170	34,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,170	117.2000	99.62	116,555	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 100% - 1999 Heated Area: 1170 HX Base Yr 1999



85448 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		34,966
TOTAL MARKET OB/XF VALUE		1,944
TOTAL LAND VALUE - MARKET		90,900
TOTAL MARKET VALUE		127,810
SOH/AGL Deduction		87,939
ASSESSED VALUE		39,871
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,871
TOTAL JUST VALUE		127,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02256	REPAIR/RRF	3,632	09/01/1995
7590	MH MOVE-ON	17,000	12/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2673/94	10/11/2023	LE	U	I	11	100
GRANTOR: RIGGS LINDA JEAN						
GRANTEE: RUSSELL SONYA LEGH						
2575/0169	7/01/2022	QC	U	I	11	100
GRANTOR: RIGGS CHARLES C						
GRANTEE: RIGGS LINDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W45 S26 E45 N26$.

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	12	16	192.00	SF	10.00	10.00	100	1995	1995	3	20	384	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1990	1990	3	20	1,200	
3	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1994	1994	3	20	256	
4	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	1995	1995	3	20	40	
5	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1995	1995	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 1,944

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	1.01	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS