LOT 9
OAK WOODS PB 5/370

MCNEIL JASON/PETERS BROOKE KATHERINE
85598 MINER RD
YULEE, FL 32097

2026

38-2N-27-1525-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

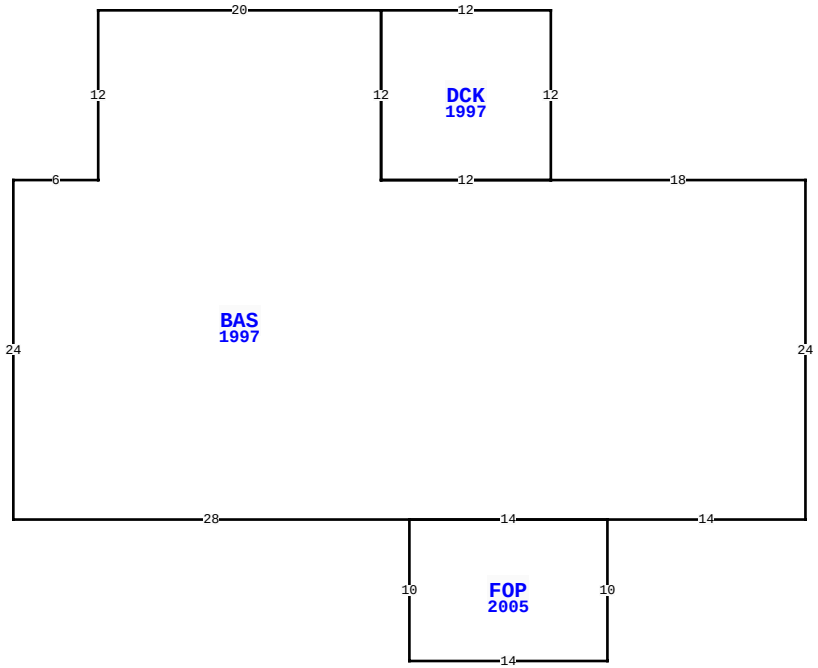
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1997	1,584	95,915
DCK	144	15	1997	22	1,332
FOP	140	30	2005	42	2,543
TOTALS	1,868			1,648	99,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,648	116.0000	104.40	172,051	1998	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2026 Heated Area: 1584 HX Base Yr 2026



85598 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,790
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		123,606
TOTAL MARKET VALUE		226,091
SOH/AGL Deduction		0
ASSESSED VALUE		226,091
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		169,680
TOTAL JUST VALUE		226,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,828

TW/MH/ID: GAFLV54(A/B/C)80883 __ 1998 FLEE / ASS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971906	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2805/911	7/31/2025	QC	U	I	11	100
GRANTOR: MCNEIL JASON						
GRANTEE: MCNEIL JASON						
2798/539	6/16/2025	WD	Q	I	01	275,000
GRANTOR: CEDAR BROOK PROPERTIE						
GRANTEE: MCNEIL JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W18 W12 N12 W20 S12 W6 S24 E28 E14 E14 N24 $
DCK=[YR=1997;ORIG=-18,0] N12 W12 S12 E12 $
FOP=[YR=2005;ORIG=-28,24] S10 E14 N10 W14 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	0006	OR	0.00	0.00	2.29	AC		1.00	1.00	0.60	90,000.00	54,000.00	123,606							

REVIEW DATE 02/25/2025 BY KWA Total Acres: 2.29 Total Land Value: 123,606 Market: 0 Agricultural: 0 Common: 123,606 PRINTED 07/09/2026 BY SYS