

LOT 30
IN OR 1746/1314
YULEE WOODS PB 5/56

RUSS LISA VALERIE
85057 MINER RD
YULEE, FL 32097

2026

42-2N-27-4610-0030-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	02
Stories	
Units	
BUD8 Adjustme	04
Occupancy	00

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1999	1,820	173,197
FOP	24	30	1999	7	666
FOP	128	30	1999	38	3,617
TOTALS	1,972			1,865	177,480

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0510
3	0350

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,865	103.8800	109.07	203,416	1999	1999		0	0	12.75	87.25	
1 SINGLE FAM 100% - 0 Heated Area: 1820 HX Base Yr													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU													

TOTAL OB/XF 12,660													
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
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80
2	0510	GARAGE WD-	0 100	30 30	900.00	SF	35.00	35.00	100	2002	2002	3	28
3	0350	CARPORT WD	0 100	20 20	400.00	SF	13.00	13.00	100	2002	2002	3	20

TOTAL OB/XF 12,660													
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
1	000100	C	RES	100	0006	OR	150.00	291.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,233	
TOTAL MARKET OB/XF VALUE		12,660	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		295,893	
SOH/AGL Deduction		141,031	
ASSESSED VALUE		154,862	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		103,451	
TOTAL JUST VALUE		295,893	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,930	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9905795	TEMP POLE	1,500	04/01/1999
B995927	NEW CONSTR	94,950	04/01/1999
973703	GARAGE	15,300	01/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1746/1314	7/30/2010	QC	U	I	11	100	
GRANTOR: CAMPBELL JEFFERY E & GRANTEE: RUSS LISA VALERIE							
0864/1370	1/28/1999	WD	U	I	07	100	
GRANTOR: WILCOX EDWARD M & BET GRANTEE: CAMPBELL JEFFERY E							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1999] W12 FOP=[YR=1999] W16 S8 E16 N8\$ S8 W16 N8 W22 S40 E12 S2 E12 N4 FOP=[YR=1999] E6 N4 W6 S4\$ N4 E6 S4 E20 N38\$.							

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