

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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 4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,248	100
		1998
	1,248	
		39,080
TOTALS	1,248	1,248 39,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,248	122.8000	104.38	130,266	1985	1990	0	0	70.00	30.00

2 M/H 93- 0% - 2026

Heated Area: 1248

HX Base Yr

24

52

24

52

BAS 1998

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,080
TOTAL MARKET OB/XF VALUE	352
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	129,432
SOH/AGL Deduction	0
ASSESSED VALUE	129,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,432
TOTAL JUST VALUE	129,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,133

PERMIT NUM

DESCRIPTION

AMT

ISSUED

95-1079	MH MOVE-ON	0	10/01/1995
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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2807/1292	7/28/2025	QC	U	I	11	100

GRANTOR: CRUMP KEVIN & DANNA

GRANTEE: K & D PROPERTIES II

1987/1760	6/25/2015	WD	U	I	37	40,000
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GRANTOR: WILLIAMS JAMES DAVID

GRANTEE: CRUMP KEVIN & DANNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S24 E52 N24\$.

EXTRA FEATURES

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	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0 0	0 0	176.00	SF	10.00	10.00	100	1995	1995	3	20	352	

85247 MINER RD, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/11/2026

MLU

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 90,000

Market: 0

Agricultural: 0

Common: 90,000

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