BLOCK 7 LOT 32
YULEE WOODS #2 PB 5/83 & 84

JOHNSON JORDAN/TURLINGTON KRISTI
85115 MINER ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0007-0320

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

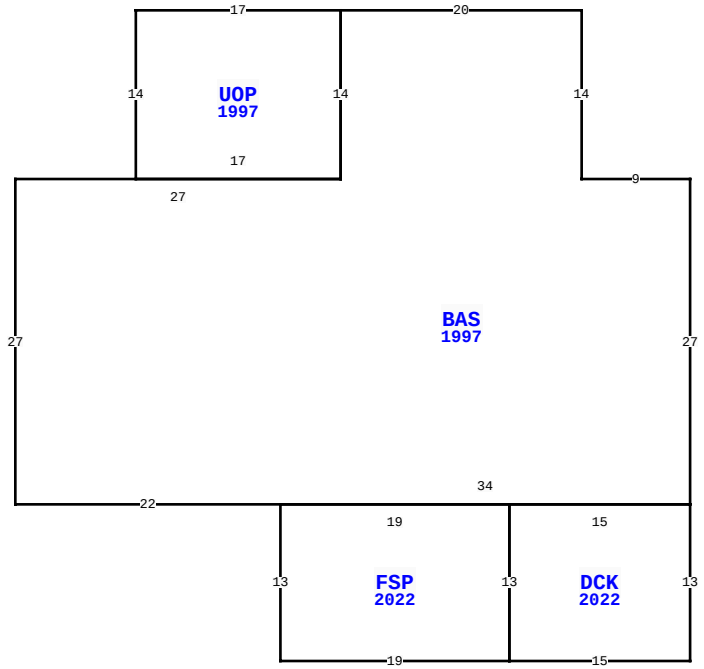
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1997	1,792	136,522
DCK	195	15	2022	29	2,209
FSP	247	60	2022	148	11,275
UOP	238	25	1997	60	4,571
TOTALS	2,472			2,029	154,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,029	128.2600	115.43	234,207	1996	2012	0	0	0	34.00	66.00

1 M/H 94+ 0% - 2026 Heated Area: 1792 HX Base Yr



85115 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	158,736
TOTAL MARKET OB/XF VALUE	7,311
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	256,047
SOH/AGL Deduction	0
ASSESSED VALUE	256,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,047
TOTAL JUST VALUE	256,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1804	MH MOVE-ON	10,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1242	5/22/2025	WD	Q	I	01	299,900
GRANTOR: HILL WENDY M						
GRANTEE: JOHNSON JORDAN						
2467/0123	5/28/2021	WD	Q	I	02	199,000
GRANTOR: SCHAFFER LOGAN & DARL						
GRANTEE: HILL WENDY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W9 N14 W20 UOP=[YR=1997] W17 S14 E17 N14$ S14 W27 S27 E22 FSP=[YR=2022] S13 E19 DCK=[YR=2022] E15 N13 W15 S13$ N13 W19$ E34 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
2	1122	CB 6"	0	0	12	3	36.00	SF	5.85	5.85	100	1998	1998	3	72	152	
3	1122	CB 6"	0	0	12	3	36.00	SF	5.85	5.85	100	1998	1998	3	72	152	
4	0756	FEP	0	0	23	14	322.00	SF	27.00	27.00	100	2013	2013	3	50	4,347	

LAND DESCRIPTION

TOTAL OB/XF 7,311

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	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 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 80
Interior Floo	03	CONC FINSH 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

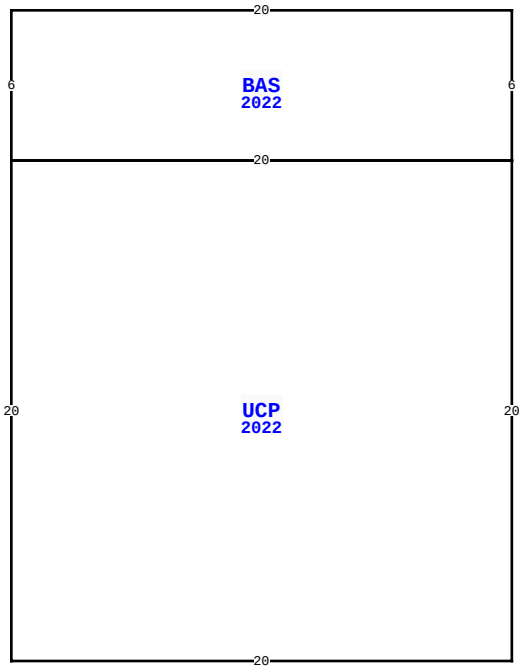
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	2022	120	2,496
UCP	400	20	2022	80	1,664
TOTALS	520			200	4,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	200	54.9780	21.44	4,288	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 0% - 2026 Heated Area: 120 HX Base Yr



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GRANTOR: SCHAFFER LOGAN & DARL						
GRANTEE: HILL WENDY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S6 UCP=[YR=2022] S20 E20 N20 W20$ E20 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS