BLOCK 7 LOT 41
IN OR 1255/1547
1985 GOLD DW/MH

WAGNER KIM R
85197 MINER ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0007-0410

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 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

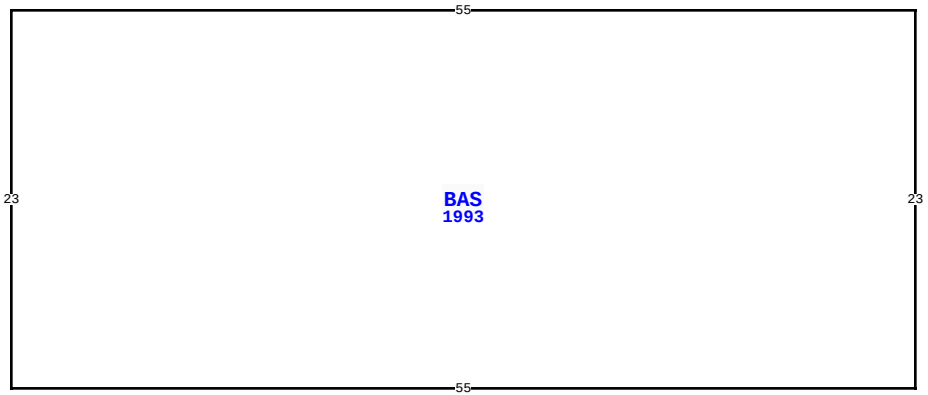
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1993	1,265	37,677
TOTALS	1,265			1,265	37,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,265	116.8000	99.28	125,589	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 100% - 2005 Heated Area: 1265 HX Base Yr 2005



85197 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		37,677
TOTAL MARKET OB/XF VALUE		3,664
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		131,341
SOH/AGL Deduction		90,081
ASSESSED VALUE		41,260
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,260
TOTAL JUST VALUE		131,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6979	MH MOVE-ON	22,000	10/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/1547	8/30/2004	WD	Q	I		80,900
GRANTOR: HILLYARD RALPH A & SU						
GRANTEE: WAGNER KIM R						
0768/0703	8/14/1996	WD	Q	I		50,000
GRANTOR: MOCK MORRIS J & MISTY						
GRANTEE: HILLYARD RALPH & SU						

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	0681	POLE SHED	0	100	12	26	312.00	SF	15.00	15.00	100	1989	1989	3	20	936	
2	0940	SHEDS/PORT	0	100	8	26	208.00	SF	30.00	30.00	100	1989	1989	3	20	1,248	
3	0751	UOP	0	100	24	10	240.00	SF	10.00	10.00	100	1990	1990	3	20	480	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1990	1990	3	20	1,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S23 E55 N23$.

LAND DESCRIPTION

TOTAL OB/XF 3,664

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	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