LOT 5 INCL S-1 (EX S-2)
L/E OR 1153/806
ESMT IN OR 367/776

MILLER TIMOTHY OWEN JR
97045 MILLER RD
YULEE, FL 32097

2026

44-3N-28-5050-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

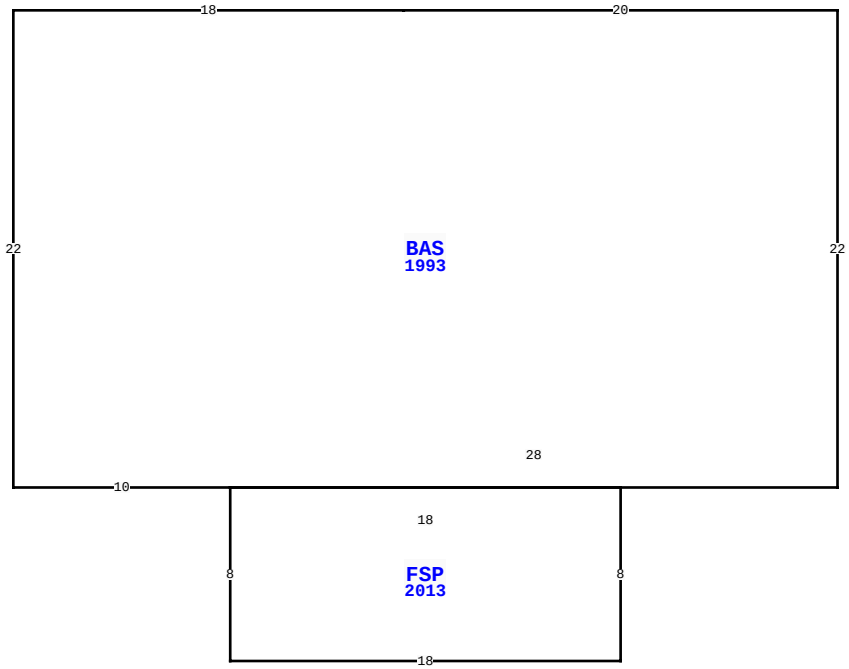
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	1993	836	79,054
FSP	144	40	2013	58	5,484
TOTALS	980			894	84,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	894	117.7200	123.61	110,507	1960	1960	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 0 Heated Area: 836 HX Base Yr



97045 MILLER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	84,538
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	104,400
TOTAL MARKET VALUE	188,938
SOH/AGL Deduction	3,204
ASSESSED VALUE	185,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,734
TOTAL JUST VALUE	188,938
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B078323	GARAGE	30,000	12/01/2000
96 1183	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/0806	7/15/2003	WD	U	I	18	100
GRANTOR: MILLER LINA G L/E						
GRANTEE: MILLER TIMOTHY O &						
0373/0096	11/01/1982	WD	Q	V		9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 W18 S22 E10 E28 N22 $
FSP=[YR=2013;ORIG=-28,22] S8 E18 N8 W18 $
.

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
1	000100	C	RES	0	0006	OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	90,000.00	90,000.00	104,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.16 Total Land Value: 104,400 Market: 0 Agricultural: 0 Common: 104,400 PRINTED 07/09/2026 BY SYS