



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	17	CB STUCCO 100	0100	01	2,592	102.7200	92.70	240,278	2006	2014	0	0	0	4.00	96.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM - 100% - 2015													Heated Area: 2178														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 50																												
Interior Floo	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	04	REIN CONC 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA			04																							
NEIGHBORHOOD/LOC			4053.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,178	100	2,178	193,825																										
FGR	660	55	363	32,304																										
FOP	153	30	46	4,093																										
PTO	105	5	5	445																										
TOTALS			3,096		2,592	230,667																								
EXTRA FEATURES			85818 MINER RD, YULEE																											
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													
2	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	2000	2000	3	80	2,130														
3	0810	CONCRETE A	0	100	0	0	132.00	SF	6.50	6.50	100	2005	2005	3	87	746														
4	0810	CONCRETE A	0	100	0	0	198.00	SF	6.50	6.50	100	2006	2006	3	88	1,133														
7	1242	WD DECK A	0	100	26	8	224.00	SF	10.00	10.00	100	2018	2018	3	86	1,926														
8	1242	WD DECK A	0	100	18	20	360.00	SF	10.00	10.00	100	2018	2018	3	86	3,096														
TOTAL OB/XF																		9,031												
LAND DESCRIPTION																														
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000													
REVIEW DATE 07/06/2020 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																														

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B0413079

CO ISSUED

0

10/16/2014

B1327618

DEMOLITION

1,000

08/01/2013

E16493

ELEC OTHER

3,300

01/01/2006

M10709

TANKS/BLRS

0

12/01/2005

B0413079

NEW CONSTR

152,288

06/01/2004

R046327

REPAIR/RRF

12,000

06/01/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1901/1740

1/09/2014

WD U

I

11

100

GRANTOR: ROBERT SAMANTHA V & J

GRANTEE: WARD MASON L & MARG

1901/1738

12/24/2013

WD U

I

16

119,000

GRANTOR: ROBERT ERNEST G JR

GRANTEE: WARD MASON L & MARG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W27 S1 PTO=[YR=2014] W21 S5 E21 N5 \$ S5 W21

S12 W12 S30 E19 FOP=[YR=2014] S9 E17 N9 W17 \$ E29

FGR=[YR=2014] E22 N30 W22 S30 \$ N30 E12 N18 \$.