



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	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 80,000 TOTAL MARKET VALUE 80,000 SOH/AGL Deduction 19,500 ASSESSED VALUE 60,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 60,500 TOTAL JUST VALUE 80,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000									
DOR CODE		0000 VACANT															PERMIT NUM 230008478 48X39X27 ENCL 15,000 06/30/2023 230008204 INGROUND POOL 40,000 06/27/2023 230006923 05/26/2023 22008637 NEW CONSTR 360,231 06/06/2022									
MAP NUM		MKT AREA															SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2646/1021 5/26/2023 WD Q I 01 583,500 GRANTOR: NEW ATLANTIC BUILDERS GRANTEE: PARSONS DOUGLAS J &									
NEIGHBORHOOD/LOC		4053.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										
EXTRA FEATURES					85925 MINER PINES CT, 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											
LAND DESCRIPTION																TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	0		OR	217.00	200.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000									