LOT 12
MINER PINES OR 2471/1190

NEW ATLANTIC BUILDERS INC
5875 MINING TERRACE BLVD #206
JACKSONVILLE, FL 32257

2023

38-2N-27-0585-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

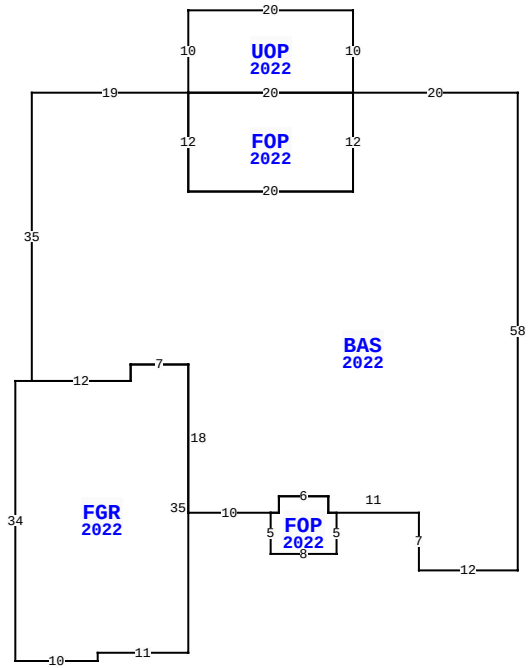
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,523	100	2,523	417,102
FGR	717	55	394	65,136
FOP	52	30	16	2,645
FOP	240	30	72	11,903
UOP	200	20	40	6,613
TOTALS	3,732		3,045	503,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,045	116.0166	165.32	503,399	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 0 Heated Area: 2523 HX Base Yr



85902 MINER PINES CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	503,399
TOTAL MARKET OB/XF VALUE	10,764
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	594,163
SOH/AGL Deduction	19,500
ASSESSED VALUE	574,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	574,663
TOTAL JUST VALUE	594,163
NCON VALUE	514,163
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014772	CO ISSUED	0	10/04/2022
21009125	NEW CONSTR	427,332	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 UOP=[YR=2022] N10 W20 S10 FOP=[YR=2022] S12 E20 N12 W20$ E20$ S12 W20 N12 W19 S35 FGR=[YR=2022] W2 S34 E10 N1 E11 N35 W7 S2 W12$ E12 N2 E7 S18 E10 FOP=[YR=2022] S5 E8 N5 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E11 S7 E12 N58 $.

EXTRA FEATURES

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
1	0811	CONCRETE B	0	0	0	0	2,070.00	SF	5.20	5.20	100	2022	2022	3	100	10,764	

LAND DESCRIPTION

TOTAL OB/XF 10,764

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							

REVIEW DATE 12/21/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS