

MORRIS LINDA L
85456 MINER ROAD
YULEE, FL 32097

38-2N-27-1370-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	1603	WD FR STUC 100 GABLE/HIP 100		
RooF Structur	03	COMP SHNGL 100 DRYWALL 100		
RooF Cover	05	CARPET 90		
Interior Wall	08	SHT VINYL 10		
Interior Floo	03	CENTRAL 100		
Interior Floo	04	AIR DUCTED 100		
Air Condition		3 100		
Heating Type		2 100		
Bedrooms		WOOD FRAME 100		
Bathrooms		1. 100		
Frame	02	0 100		
Stories Units Occupancy		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	1,680	100	1,680	138,820
FOP	216	30	65	5,371
TOTALS 1,8961,745144,191				

EXTRA FEATURES

85456 MINER RD, YULEE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

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	0940	SHEDS/POR	0 100	10 12	120.00	SF	20.10	20.10	100	1998	1998	3	20	482	
3	0510	GARAGE WD-	0 100	30 30	900.00	SF	35.00	35.00	100	2002	2002	3	32	10,080	
4	0810	CONCRETE A	0 100	10 20	200.00	SF	6.50	6.50	100	1990	1990	3	62	806	
5	0810	CONCRETE A	0 100	0 0	294.00	SF	6.50	6.50	100	2002	2002	3	83	1,586	
6	0866	POOL FIBER	0 100	22 10	220.00	SF	72.00	72.00	100	2011	2011	3	55	8,712	
7	0855	CONC PAVER	0 100	0 0	548.00	SF	10.00	10.00	100	2011	2011	3	93	5,096	
8	0855	CONC PAVER	0 100	34 12	408.00	SF	10.00	10.00	100	2005	2005	3	87	3,550	

LAND DESCRIPTION

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 06/08/2017 BY SBX Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

Basement Finishes

Floor Plan Changes

Kitchen Remodeling

Main Floor Renovation

Master Bedroom Upgrade

New Bath Installation

Roof Replacement

Structural Repairs

Window & Door Upgrades

Landscaping Improvements

HVAC System Update

Lighting Fixtures

Paint Throughout

Stainless Steel Appliances

Hardwood Flooring Refinishing

Deck Addition/Repair

Porch Enclosure

Garage Conversion

Swimming Pool Installation

Spa Hot Tub

Fireplace Insert

Wardrobe Closets

Built-in Shelving

Custom Cabinetry

Walk-in Pantry

Breakfast Room Add-on

Home Office Setup

Playroom/Family Room

Guest Suite Completion

Finished Attic/Basement

Foundation Repair

Termite Treatment

Water Damage Restoration

Mold Remediation

Radon Mitigation

Asbestos Abatement

Lead Paint Removal

Septic Tank Inspection/Upgrade

Well Water Testing/Treatment

Storm Drainage System

Irrigation System

Security System Installation

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

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

144,191

30,312

80,800

255,303

115,980

139,323

55,000

84,323

255,303

0

193,472

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B25054

SWIM POOL

24,000

08/01/2011

B0109068

GARAGE

29,700

12/01/2001

R013741

REPAIR/RRF

3,000

12/01/2001

3407

H/AC

4,704

05/30/1990

6359

NEW CONSTR

55,964

03/19/1990

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

0593/0317

3/20/1990

WD

Q

V

14,000

GRANTOR: FREDERICK HAROLD SR

GRANTEE: MORRIS JOHN JR & L

BUILDING NOTES

BAS=[YR=1993] W60 S28 E17 FOP=[YR=1993] S8 E27 N8 W27\$ E43 N28\$.

BUILDING DIMENSIONS