PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1819/803

DINKINS LEROY JR L/E/
85863 MINER RD
YULEE, FL 32097

2023

42-2N-27-0000-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

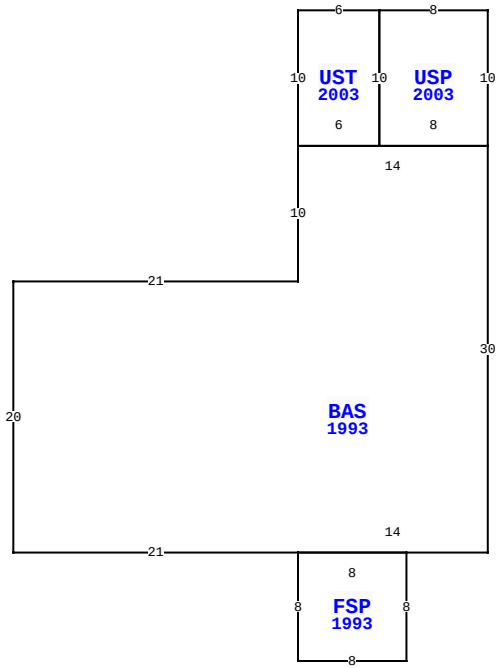
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	52,220
FSP	64	40	26	1,616
USP	80	30	24	1,492
UST	60	45	27	1,679
TOTALS	1,044		917	57,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	917	104.7600	94.55	86,702	1960	1960	0	0	0	34.25	65.75

1 SINGLE FAM – 100% - 2016 Heated Area: 840 HX Base Yr 2016



85863 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,007
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		107,007
SOH/AGL Deduction		50,279
ASSESSED VALUE		56,728
TOTAL EXEMPTION VALUE	HX HB DX	36,728
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		107,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1819/0803	10/08/2012	QC	U	I	11	100
GRANTOR: DINKINS CORETHA MARIE						
GRANTEE: DINKINS CAROLYN {RM						
0279/0158	10/31/1978	QC	U	I	01	100
GRANTOR: GORDON LOUISE HENDERS						
GRANTEE: DINKENS LUCILLE HEN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W8 UST=[YR=2003] W6 S10 BAS=[YR=1993] S10 W21 S20 E21 FSP=[YR=1993] S8 E8 N8 W8$ E14 N30 W14$ E6 N10$ S10 E8 N10$.

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	SFR	100		OR	198.00	144.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS