TRACT 1
IN OR 2154/237
YULEE WOODS #2-B PB 5/207

PARRISH JASON C & MELINDA S
85273 MINER RD
YULEE, FL 32097

2023

42-2N-27-461B-0001-0000

BUILDING CHARACTERISTICS

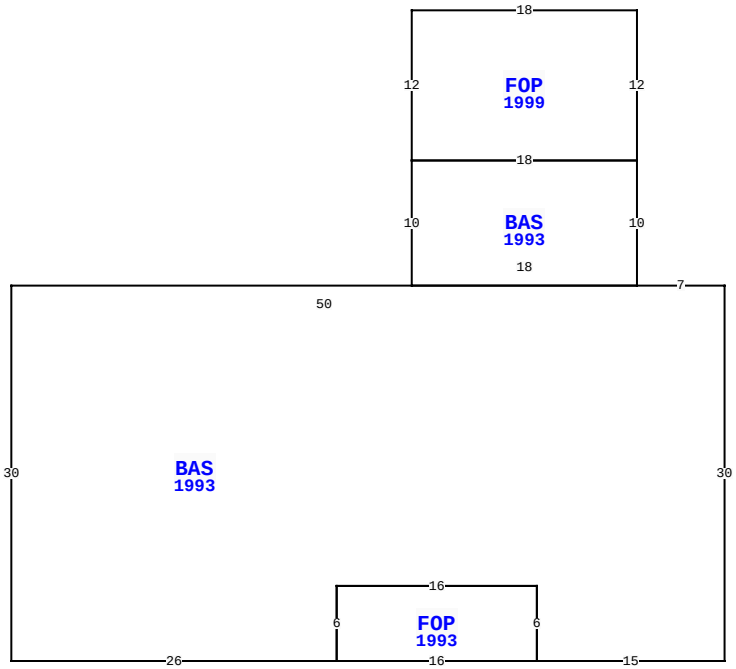
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	18,924
BAS	1,614	100	1,614	169,691
FOP	96	30	29	3,049
FOP	216	30	65	6,834
TOTALS	2,106		1,888	198,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,888	104.1642	123.69	233,527	1992	2002	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2018 Heated Area: 1794 HX Base Yr 2018



85273 MINER RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,498
TOTAL MARKET OB/XF VALUE		6,348
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		284,846
SOH/AGL Deduction		130,677
ASSESSED VALUE		154,169
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,169
TOTAL JUST VALUE		284,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327347	RV CARPORT	11,333	06/01/2013
B9905980	CARPORT	10,680	04/01/1999
4091	H/AC	1,800	02/07/1992
4594	NEW CONSTR	3,000	01/21/1992
7438	MH MOVE-ON	10,000	08/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/0237	10/25/2017	WD	Q	I	01	230,000
GRANTOR: HIGGINBOTHAM BRIAN K						
GRANTEE: PARRISH JASON C & M						
0551/0366	8/29/1988	WD	Q	V		16,500
GRANTOR: SHEFFIELD ET AL						
GRANTEE: HIGGINBOTHAM BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=1993] N10 FOP=[YR=1999] N12 W18 S12 E18$ W18 S10E18$ W50 S30 E26 FOP=[YR=1993] E16 N6 W16 S6$N6 E16 S6 E15 N30$.

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
1	0940	SHEDS/PORT	0	100	16	16	256.00	SF	20.10	20.10	100	1989	1989	3	20	1,029	
2	0812	CONCRETE C	0	100	0	0	1,602.00	SF	4.00	4.00	100	2002	2002	3	83	5,319	

LAND DESCRIPTION

TOTAL OB/XF 6,348

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/06/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS