IN OR 56/474 & OR 61/114

MINER WILLIAM K L/E/
85774 MINER ROAD
YULEE, FL 32097

2024

38-2N-27-0000-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

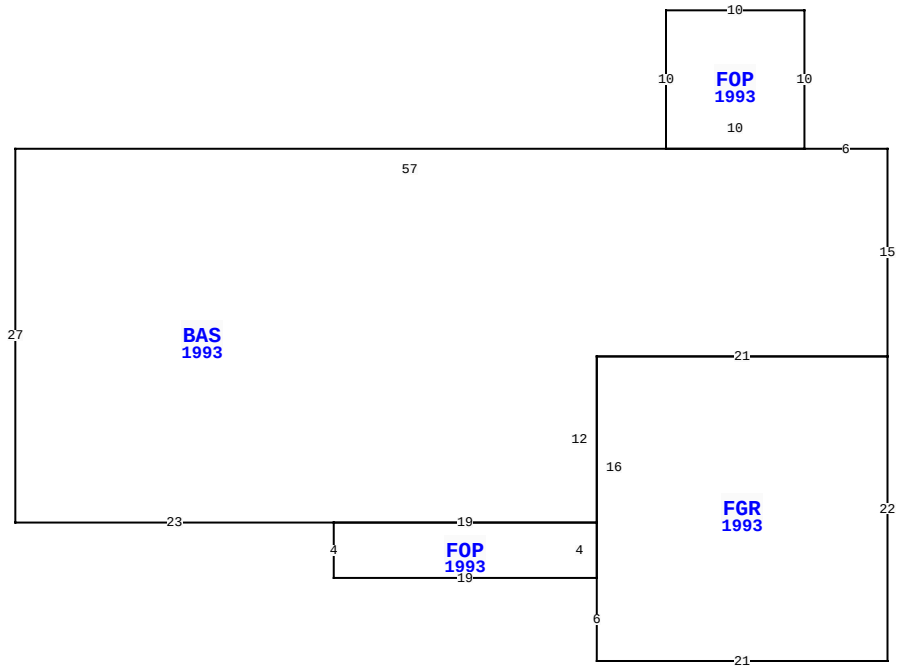
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1,449	121,639
FGR	462	55	254	21,323
FOP	76	30	23	1,931
FOP	100	30	30	2,519
TOTALS	2,087		1,756	147,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	129.0000	122.55	215,198	1966	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 0 Heated Area: 1449 HX Base Yr



85774 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/26/2010 JH
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		147,411
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		512,000
TOTAL MARKET VALUE		662,631
SOH/AGL Deduction		576,098
ASSESSED VALUE		86,533
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		31,533
TOTAL JUST VALUE		662,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1105	3/30/2022	LE	U	I	11	100

GRANTOR: MINER WILLIAM K

GRANTEE: CRUMP DANNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FOP=[YR=1993] N10 W10 S10 E10 $ W57 S27 E23 FOP=[YR=1993] S4 E19 FGR=[YR=1993] S6 E21 N22 W21 S16 $ N4 W19 $ E19 N12 E21 N15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1966	1966	3	28	980	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1971	1971	3	20	2,240	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	9.00	AC		1.00	1.00	0.60	80,000.00	48,000.00	432,000							

REVIEW DATE 06/27/2024 BY KWA Total Acres: 10.00 Total Land Value: 512,000 Market: 0 Agricultural: 0 Common: 512,000 PRINTED 08/06/2024 BY SYS