IN OR 2604/500

PIKULA JENNIFER K &/BURCH TERESA M
85538 MINER RD
YULEE, FL 32097

2024

38-2N-27-0000-0018-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

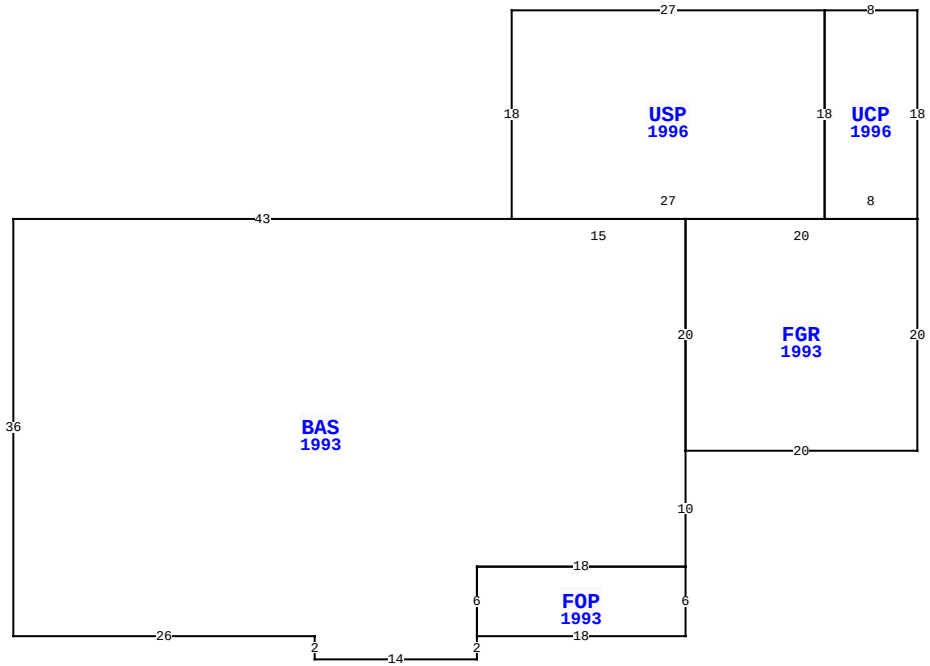
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,008	100	2,008	167,733
FGR	400	55	220	18,377
FOP	108	30	32	2,673
UCP	144	20	29	2,422
USP	486	30	146	12,196
TOTALS	3,146		2,435	203,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,435	105.0560	99.80	243,013	1993	1993	0	0	0	16.30	83.70

1 SINGLE FAM – 50% - 2023 Heated Area: 2008 HX Base Yr 2023



85538 MINER RD, 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		203,402
TOTAL MARKET OB/XF VALUE		10,613
TOTAL LAND VALUE - MARKET		117,600
TOTAL MARKET VALUE		331,615
SOH/AGL Deduction		0
ASSESSED VALUE		331,615
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		281,615
TOTAL JUST VALUE		331,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963226	ADDITION	4,284	08/01/1996
8435	NEW CONSTR	82,157	10/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0500	11/15/2022	QC	U	I	11	100
GRANTOR: BROWN DONALD G SR						
GRANTEE: PIKULA JENNIFER K &						
1770/1122	12/21/2011	QC	U	I	11	100
GRANTOR: BURCH TERESA M						
GRANTEE: BROWN DONALD G SR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1996] W8 USP=[YR=1996] W27 S18 BAS=[YR=1993] W43 S36 E26 S2 E14 N2 FOP=[YR=1993] E18 N6 W18 S6$ N6 E18 N10 FGR=[YR=1993] E20 N20 W20 S20$ N20 W15$ E27 N18$ S18 E8 N18$.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0812	CONCRETE C	0	50	0	0	3,039.00	SF	4.00	4.00	100	1993	1993	3	66	8,023	

LAND DESCRIPTION

TOTAL OB/XF 10,613

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	50		OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	80,000.00	80,000.00	117,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.47 Total Land Value: 117,600 Market: 0 Agricultural: 0 Common: 117,600 PRINTED 08/06/2024 BY SYS