PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 1253/874
(EX PT IN OR 1922/143 &

CRIMMINGER MICHAEL V L/E/
PO BOX 1546
YULEE, FL 32041-1546

2024

38-2N-27-0000-0019-0240

BUILDING CHARACTERISTICS

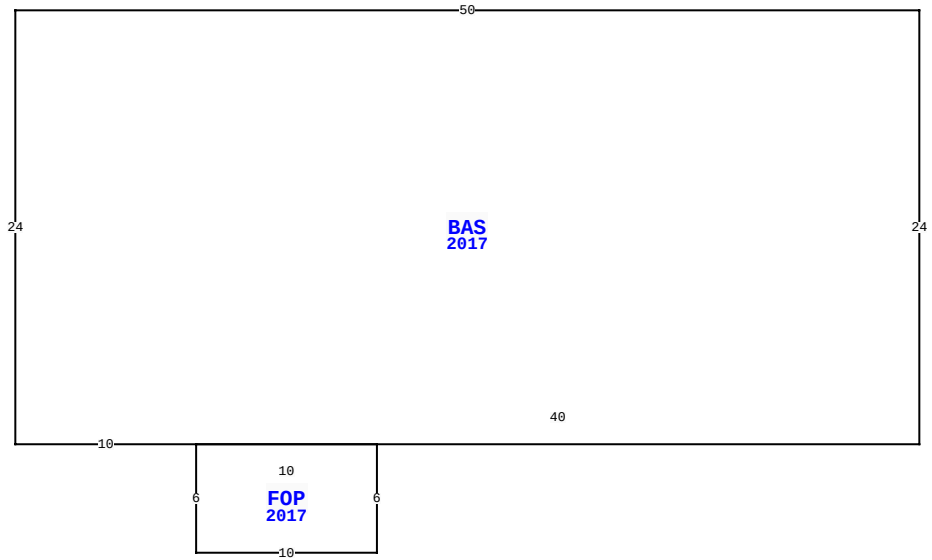
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,200	100	1,200	139,616
FOP	60	30	18	2,094
TOTALS	1,260		1,218	141,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	125.6100	119.33	145,344	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr



85484 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	141,710
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	181,600
TOTAL MARKET VALUE	323,310
SOH/AGL Deduction	107,361
ASSESSED VALUE	215,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,949
TOTAL JUST VALUE	323,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,911

ALSO OWNS ADJCNT PRCL: 38-2N-27-0000-0019-0000 @ 8

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005504	CO ISSUED	0	06/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/0652	8/27/2019	LE	U	I	11	100
GRANTOR: CRIMMINGER MICHAEL V						
GRANTEE: CRIMMINGER MICHAEL						
2325/1950	3/07/2019	PR	U	I	19	100
GRANTOR: CRIMMINGER MICHAEL P/						
GRANTEE: CRIMMINGER MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W50 S24 E10 FOP=[YR=2017] S6 E10 N6 W10$ E40 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	2.27	AC		1.00	1.00	1.00	80,000.00	80,000.00	181,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.27 Total Land Value: 181,600 Market: 0 Agricultural: 0 Common: 181,600 PRINTED 08/06/2024 BY SYS