LOT 1
MINER PINES OR 2471/1190

BAYER PAUL LOUIS & CHERYL ANN
85901 MINER PINES COURT
YULEE, FL 32097

2024

38-2N-27-0585-0001-0000

BUILDING CHARACTERISTICS

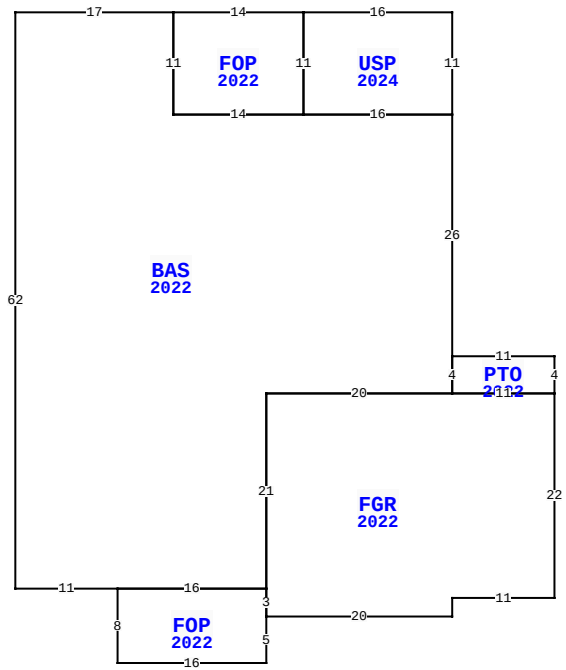
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,164	100	2,164	345,915
FGR	722	55	397	63,460
FOP	128	30	38	6,074
FOP	154	30	46	7,353
PTO	44	5	2	320
USP	176	30	53	8,472
TOTALS	3,388		2,700	431,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,700	127.8816	159.85	431,595	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2164 HX Base Yr 2024



85901 MINER PINES CT, 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		465,130
TOTAL MARKET OB/XF VALUE		15,774
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		560,904
SOH/AGL Deduction		0
ASSESSED VALUE		560,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		510,904
TOTAL JUST VALUE		560,904
NCON VALUE		50,008
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008620	SCRN PORCH_ 12 X	6,182	07/06/2023
230004989	MTL GAR (30X55)	109,692	04/18/2023
22014725	CO ISSUED	0	09/27/2022
21007486	NEW CONSTR	328,916	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/1130	2/06/2023	WD	Q	I	01	562,000

GRANTOR: NEW ATLANTIC BUILDERS

GRANTEE: BAYER PAUL LOUIS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 W14 N11 W17 S62 E11 E16 N21 E20 N4 N26 $
FGR=[YR=2022;ORIG=-20,54] E20 N2 E11 N22 W11 W20 S21 S3 $
FOP=[YR=2022;ORIG=-16,0] N11 W14 S11 E14 $
FOP=[YR=2022;ORIG=-36,51] S8 E16 N5 N3 W16 $
PTO=[YR=2022;ORIG=11,30] N4 W11 S4 E11 $
USP=[YR=2024;ORIG=-16,-11] E16 S11 W16 N11 $
.

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	0811	CONCRETE B	0	100	0	0	1,495.00	SF	5.20	5.20	100	2022	2022	3	100	7,774	
2	0812	CONCRETE C	0	100	0	0	2,000.00	SF	4.00	4.00	100	2024	2023		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 15,774

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	217.00	200.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/16/2024 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

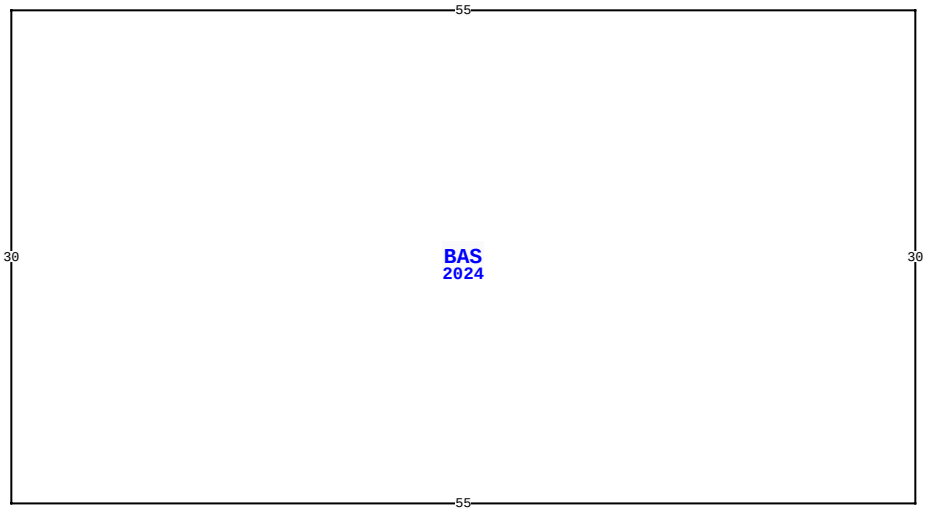
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	1,650	100	1,650	33,536
TOTALS	1,650		1,650	33,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,650	58.6500	20.53	33,874	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1650 HX Base Yr 2024



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GRANTEE: BAYER PAUL LOUIS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=25,10] E55 S30 W55 N30 $
.

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

REVIEW DATE 02/16/2024 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS