LOT 6
MINER PINES OR 2471/1190

THE MILLER REVOCABLE LIVING TRUST/MILLER KERI TRUS
85961 MINER PINES CT
YULEE, FL 32097

**2024**

**38-2N-27-0585-0006-0000**

## BUILDING CHARACTERISTICS

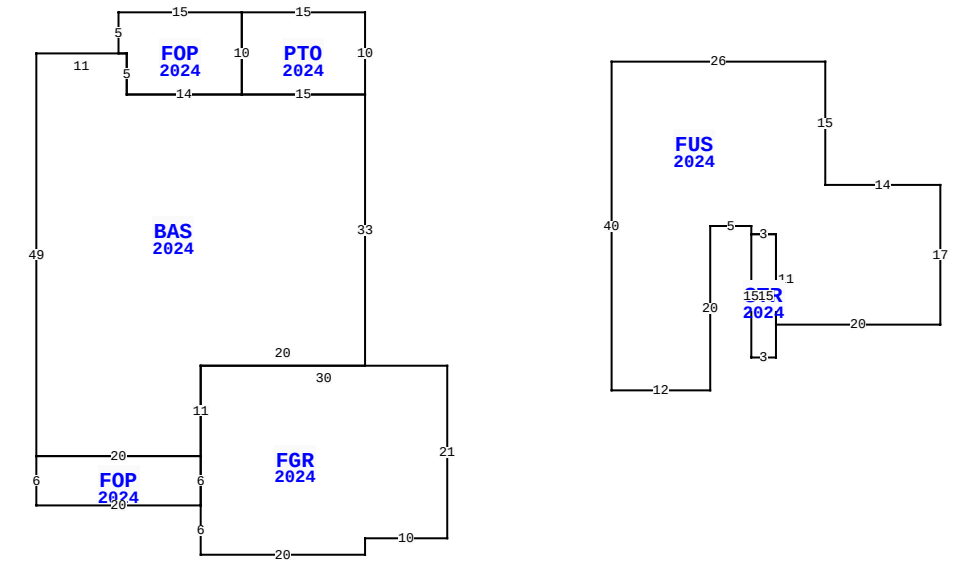
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 1 100 |
| 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 | 1,595 | 100 | 1,595 | 245,758 |
| FGR | 670 | 55 | 368 | 56,701 |
| FOP | 120 | 30 | 36 | 5,547 |
| FOP | 145 | 30 | 44 | 6,780 |
| FUS | 1,073 | 100 | 1,073 | 165,328 |
| PTO | 150 | 5 | 8 | 1,233 |
| STR | 45 | 10 | 4 | 616 |
| TOTALS | 3,798 | | 3,128 | 481,962 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,128 | 123.2616 | 154.08 | 481,962 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2668 HX Base Yr 2024




85961 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 | | 481,962 |
| TOTAL MARKET OB/XF VALUE | | 12,464 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 574,426 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 574,426 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 524,426 |
| TOTAL JUST VALUE | | 574,426 |
| NCON VALUE | | 494,426 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 80,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240006073 | 30 X 30 SCREEN EN | 12,500 | 05/20/2024 |
| 230004539 | CO | | 04/06/2023 |
| 22007929 | NEW CONSTR | 427,215 | 05/20/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2630/1976 | 4/07/2023 | WD | Q | I | 01 | 700,300 |

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: THE MILLER REVOCABL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E11 S5 E14 E15 S33 W20 S11 W20 N49 $
FUS=[YR=2024;ORIG=80,11] E26 S15 E14 S17 W20 N11 W3 N1 W5 S20 W12 N40 $
FGR=[YR=2024;ORIG=30,48] E30 S21 W10 S2 W20 N6 N6 N11 $
PTO=[YR=2024;ORIG=35,5] E15 S10 W15 N10 $
FOP=[YR=2024;ORIG=20,5] E15 S10 W14 N5 W1 N5 $
FOP=[YR=2024;ORIG=10,59] E20 S6 W20 N6 $
STR=[YR=2024;ORIG=97,32] E3 S15 W3 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 2,397.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 12,464 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,464

| 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 | 000134 | C | SFR POND | 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 07/05/2023 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS