

FRANKLIN BARRY ALAN & JENNIFER LEE
85962 MINER PINES CT
YULEE, FL 32097

38-2N-27-0585-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 100		0900	01	3,009	121.5412	151.93	457,157	2023	2023		0	0	0.00	100.00	VALUATION BY		STANDARD															
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2024													Heated Area: 2531				HX Base Yr				Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE				457,157												
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				5,325												
Interior Floo		11	CLAY TILE 70																TOTAL LAND VALUE - MARKET				80,000												
Interior Floo		14	CARPET 30																TOTAL MARKET VALUE				542,482												
Air Condition		03	CENTRAL 100																SOH/AGL Deduction				0												
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE				542,482												
Bedrooms			4 100																TOTAL EXEMPTION VALUE				13												
Bathrooms			3 100																BASE TAXABLE VALUE				0												
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE				542,482												
Stories		1.	1. 100																NCON VALUE				462,482												
Units			1 100		INCOME VALUE																														
					PREVIOUS YEAR MKT VALUE				80,000																										
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	2,531	100	2,531	384,535																															
FGR	709	55	390	59,253																															
FOP	52	30	16	2,431																															
FOP	240	30	72	10,939																															
TOTALS		3,532		3,009	457,157																														
EXTRA FEATURES					85962 MINER PINES CT, YULEE										BLD DATE				LGL DATE																
															XF DATE				LAND DATE																
															INC DATE				AG DATE																
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																			
1	0811	CONCRETE B	0 100	0	0	1,024.00	SF	5.20	5.20	100	2024	2023		100	5,325																				
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