LOT 10
MINER PINES OR 2471/1190

SMITH LISA & JEFFERY
85926 MINER PINES COURT
YULEE, FL 32097

2024

38-2N-27-0585-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

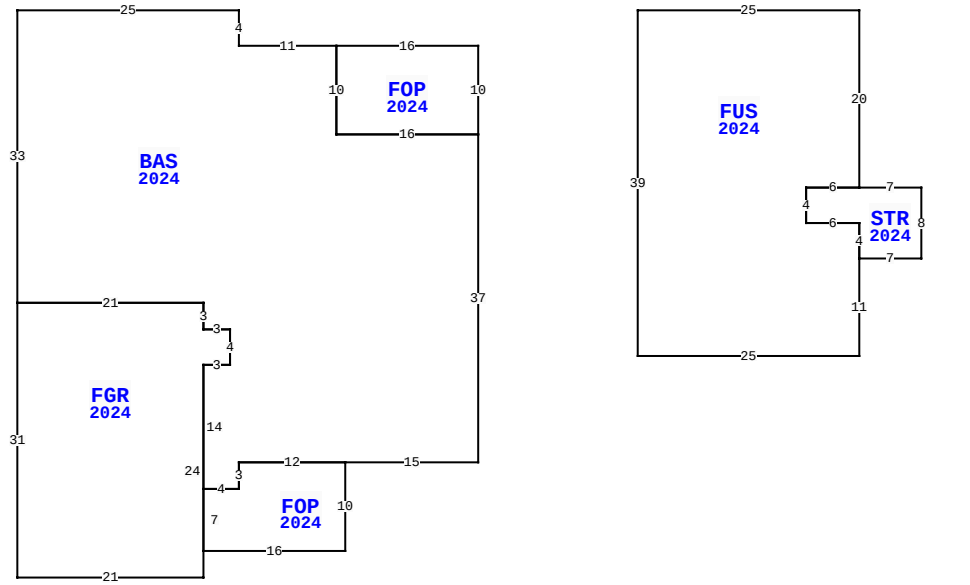
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,006	100	2,006	304,772
FGR	663	55	365	55,454
FOP	148	30	44	6,685
FOP	160	30	48	7,293
FUS	951	100	951	144,485
STR	80	10	8	1,215
TOTALS	4,008		3,422	519,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,422	121.5412	151.93	519,904	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2957 HX Base Yr 2024



85926 MINER PINES CT, 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		519,904
TOTAL MARKET OB/XF VALUE		9,084
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		608,988
SOH/AGL Deduction		195,527
ASSESSED VALUE		413,461
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		363,461
TOTAL JUST VALUE		608,988
NCON VALUE		9,084
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230015039	CO ISSUED		11/21/2023
22016964	NEW CONSTR	545,144	11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1732	11/30/2023	WD	Q	I	01	749,300

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: SMITH LISA & JEFFER

BUILDING NOTES

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
1	0811	CONCRETE B	0	100	0	0	1,747.00	SF	5.20	5.20	100	2024	2023		100	9,084	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E25 S4 E11 S10 E16 S37 W15 W12 S3 W4 N14 E3 N4 W3 N3 W21 N33 $
FOP=[YR=2024;ORIG=46,14] E16 S10 W16 N10 $
FOP=[YR=2024;ORIG=35,61] E12 S10 W16 N7 E4 N3 $
FGR=[YR=2024;ORIG=10,43] E21 S3 E3 S4 W3 S24 W21 N31 $
FUS=[YR=2024;ORIG=80,10] E25 S20 W6 S4 E6 S4 S11 W25 N39 $
STR=[YR=2024;ORIG=99,30] E6 E7 S8 W7 N4 W6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,084

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	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 02/13/2024 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS