LOT 12
MINER PINES OR 2471/1190

COLEMAN HERBERT JR/DIBIASIO KATHLEEN CECELIA
85902 MINER PINES CT
YULEE, FL 32097

2024

38-2N-27-0585-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

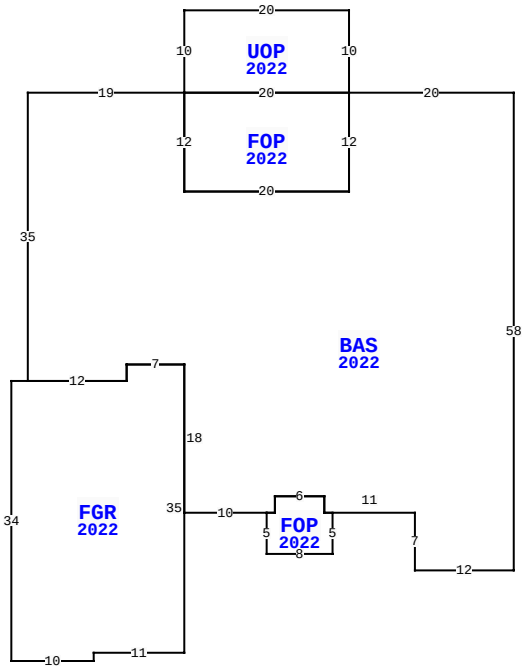
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,523	100	2,523	383,319
FGR	717	55	394	59,860
FOP	52	30	16	2,431
FOP	240	30	72	10,939
UOP	200	20	40	6,077
TOTALS	3,732		3,045	462,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,045	121.5412	151.93	462,627	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2523 HX Base Yr 2024



85902 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		462,627
TOTAL MARKET OB/XF VALUE		26,364
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		568,991
SOH/AGL Deduction		227,540
ASSESSED VALUE		341,451
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		286,451
TOTAL JUST VALUE		568,991
NCON VALUE		15,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004543	MODULAR METAL FGR	75,102	04/19/2024
22014772	CO ISSUED	0	10/04/2022
21009125	NEW CONSTR	427,332	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2675/365	10/17/2023	WD	Q	I	02	640,000

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: COLEMAN HERBERT JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 UOP=[YR=2022] N10 W20 S10 FOP=[YR=2022] S12 E20 N12 W20$ E20$ S12 W20 N12 W19 S35 FGR=[YR=2022] W2 S34 E10 N1 E11 N35 W7 S2 W12$ E12 N2 E7 S18 E10 FOP=[YR=2022] S5 E8 N5 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E11 S7 E12 N58 $.

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	2,070.00	SF	5.20	5.20	100	2022	2022	3	100	10,764	
2	0476	VF 6 SBPL	0	100	0	0	450.00	LF	32.00	32.00	100	2024	2023		100	14,400	
3	0470	VNYL GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 26,364

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 06/05/2024 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS