TRACT 2
IN OR 593/317
MINER ROAD FOUR ACRES PB 5/218

MORRIS LINDA L
85456 MINER ROAD
YULEE, FL 32097

2024

38-2N-27-1370-0002-0000

BUILDING CHARACTERISTICS

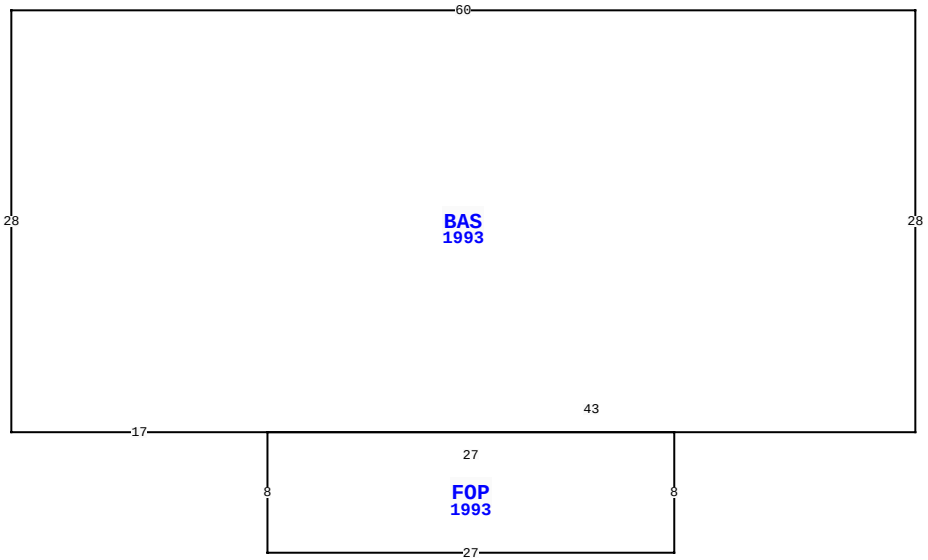
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,680	100	1,680	145,260
FOP	216	30	65	5,620
TOTALS	1,896		1,745	150,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	109.0000	103.55	180,695	1990	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr



85456 MINER RD, 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		150,880
TOTAL MARKET OB/XF VALUE		28,744
TOTAL LAND VALUE - MARKET		80,800
TOTAL MARKET VALUE		260,424
SOH/AGL Deduction		116,921
ASSESSED VALUE		143,503
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		88,503
TOTAL JUST VALUE		260,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25054	SWIM POOL	24,000	08/01/2011
B0109068	GARAGE	29,700	12/01/2001
R013741	REPAIR/RRF	3,000	12/01/2001
3407	H/AC	4,704	05/30/1990
6359	NEW CONSTR	55,964	03/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0593/0317	3/20/1990	WD	Q	V		14,000

GRANTOR: FREDERICK HAROLD SR

GRANTEE: MORRIS JOHN JR & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E17 FOP=[YR=1993] S8 E27 N8 W27$ E43 N28$.

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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1998	1998	3	20	482	
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2002	2002	3	30	9,450	
3	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	100	1990	1990	3	59.5	774	
4	0810	CONCRETE A	0	100	0	0	294.00	SF	6.50	6.50	100	2002	2002	3	82	1,567	
5	0866	POOL FIBER	0	100	22	10	220.00	SF	72.00	72.00	100	2011	2011	3	50	7,920	
6	0855	CONC PAVER	0	100	0	0	548.00	SF	10.00	10.00	100	2011	2011	3	92	5,042	
7	0855	CONC PAVER	0	100	34	12	408.00	SF	10.00	10.00	100	2005	2005	3	86	3,509	

LAND DESCRIPTION

TOTAL OB/XF 28,744

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/06/2024 BY SYS