

TRACT 1
IN OR 2154/237
YULEE WOODS #2-B PB 5/207

PARRISH JASON C & MELINDA S
85273 MINER RD
YULEE, FL 32097

2024

42-2N-27-461B-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4048.00
------------------	---------

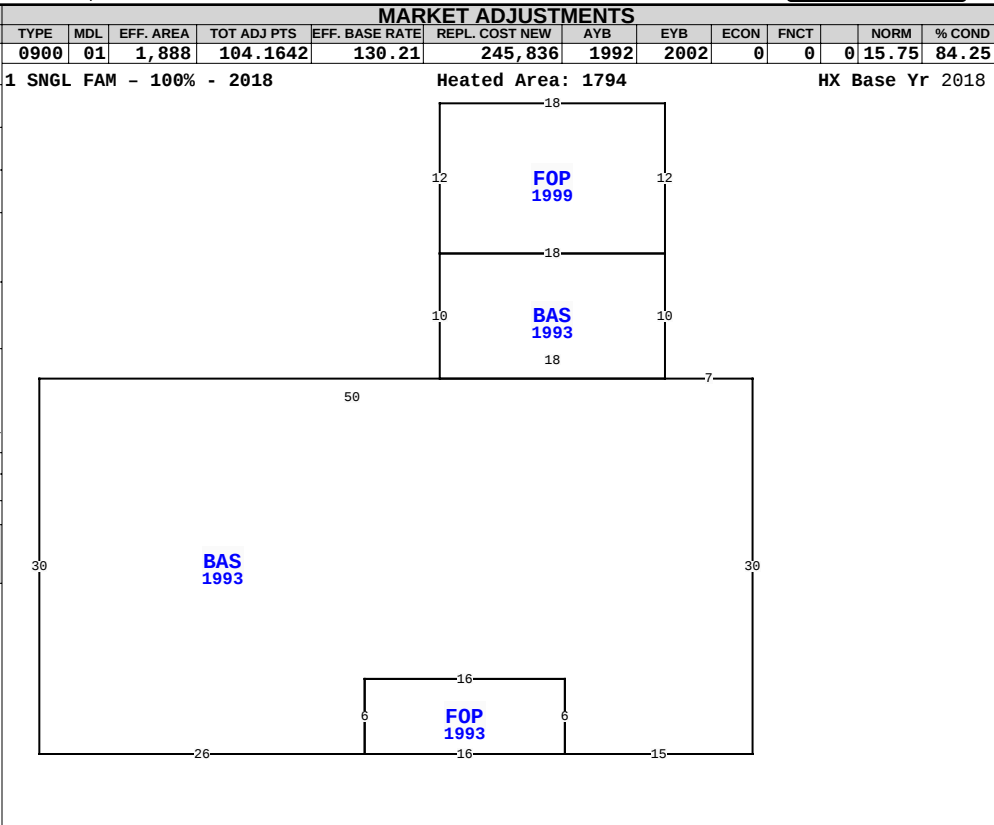
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	19,747
BAS	1,614	100	1,614	177,059
FOP	96	30	29	3,181
FOP	216	30	65	7,131

TOTALS	2,106		1,888	207,117
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	16	256.00	SF	20.10	20.10	100	1989
2	0812	CONCRETE C	0 100	0	0	1,602.00	SF	4.00	4.00	100	2002
3	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	10.00	100	2024
4	1242	WD DECK A	0 100	0	0	375.00	SF	10.00	10.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	LT	1.00

REVIEW DATE	06/05/2024	BY	KW
-------------	------------	----	----



85273 MINER RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
12,899											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						207,117					
TOTAL MARKET OB/XF VALUE						12,899					
TOTAL LAND VALUE - MARKET						80,000					
TOTAL MARKET VALUE						300,016					
SOH/AGL Deduction						137,847					
ASSESSED VALUE						162,169					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						112,169					
TOTAL JUST VALUE						300,016					
NCON VALUE						3,375					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						284,846					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002378	24X25 GARAGE (T	38,514	02/29/2024
B1327347	RV CARPORT	11,333	06/01/2013
B9905980	CARPORT	10,680	04/01/1999
4091	H/AC	1,800	02/07/1992
4594	NEW CONSTR	3,000	01/21/1992
7438	MH MOVE-ON	10,000	08/19/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2154/0237	10/25/2017	WD	Q	I	01	230,000	
GRANTOR: HIGGINBOTHAM BRIAN K							
GRANTEE: PARRISH JASON C & M							
0551/0366	8/29/1988	WD	Q	V		16,500	
GRANTOR: SHEFFIELD ET AL							
GRANTEE: HIGGINBOTHAM BRIAN							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W7 BAS=[YR=1993] N10 FOP=[YR=1999] N12 W18 S12 E18\$ W18 S10E18\$ W50 S30 E26 FOP=[YR=1993] E16 N6 W16 S6\$N6 E16 S6 E15 N30\$.											