IN OR 2735/704

CROSSETT CADEN
85798 MINER RD
YULEE, FL 32097

2025

38-2N-27-0000-0014-0060

BUILDING CHARACTERISTICS

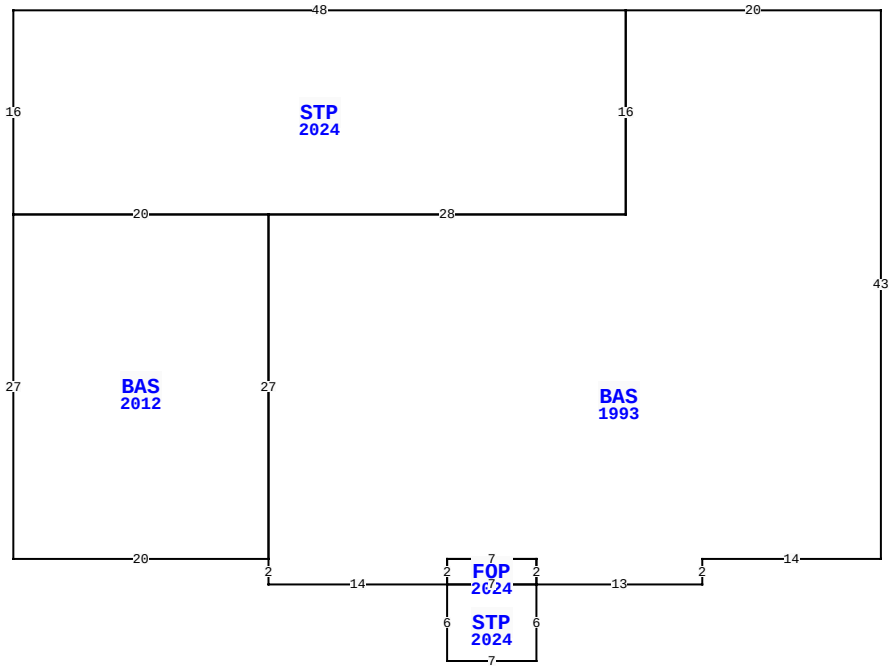
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1993	1,670	182,148
BAS	540	100	2012	540	58,898
FOP	14	30	2024	4	437
STP	42	10	2024	4	437
STP	768	10	2024	77	8,398
TOTALS	3,034			2,295	250,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,295	107.3100	141.65	325,087	1973	1995	0	0	0	23.00	77.00

1 SNGL FAM – 100% - 2025 Heated Area: 2210 HX Base Yr 2025



85798 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,317
TOTAL MARKET OB/XF VALUE		9,282
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		429,599
SOH/AGL Deduction		0
ASSESSED VALUE		429,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		378,877
TOTAL JUST VALUE		429,599
NCON VALUE		212,525
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013687	DETACHED GARAGE 3	77,820	12/10/2024
R23-8508	REROOF	9,800	07/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/704	8/19/2024	WD	Q	I	01	477,500
GRANTOR: SANGER PROPERTY SOLUT						
GRANTEE: CROSSETT CADEN						
2659/22	6/05/2023	WD	Q	I	01	215,000
GRANTOR: TERRY'S REAL ESTATE I						
GRANTEE: SANGER PROPERTY SOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 S16 W28 S27 S2 E14 N2 E7 S2 E13 N2 E14 N43 $
BAS=[YR=2012;ORIG=-48,16] W20 S27 E20 N27 $
STP=[YR=2024;ORIG=-20,16] W28 W20 N16 E48 S16 $
STP=[YR=2024;ORIG=-34,45] E7 S6 W7 N6 $
FOP=[YR=2024;ORIG=-34,43] E7 S2 W7 N2 $
.

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	0810	CONCRETE A	0	100	18	16	288.00	SF	6.50	6.50	100	1980	1980	3	30	562	
2	0812	CONCRETE C	0	100	0	0	2,180.00	SF	4.00	4.00	100	2025	2024		100	8,720	

LAND DESCRIPTION

TOTAL OB/XF 9,282

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	RES	100		OR	295.00	295.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 05/30/2025 BY KW Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS