PT JOHN VAUGHAN GRANT
SEC 38-2N-27E IN OR 906/1117

THRIFT ALAN L
85286 MINER ROAD
YULEE, FL 32097

2025

38-2N-27-0000-0019-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

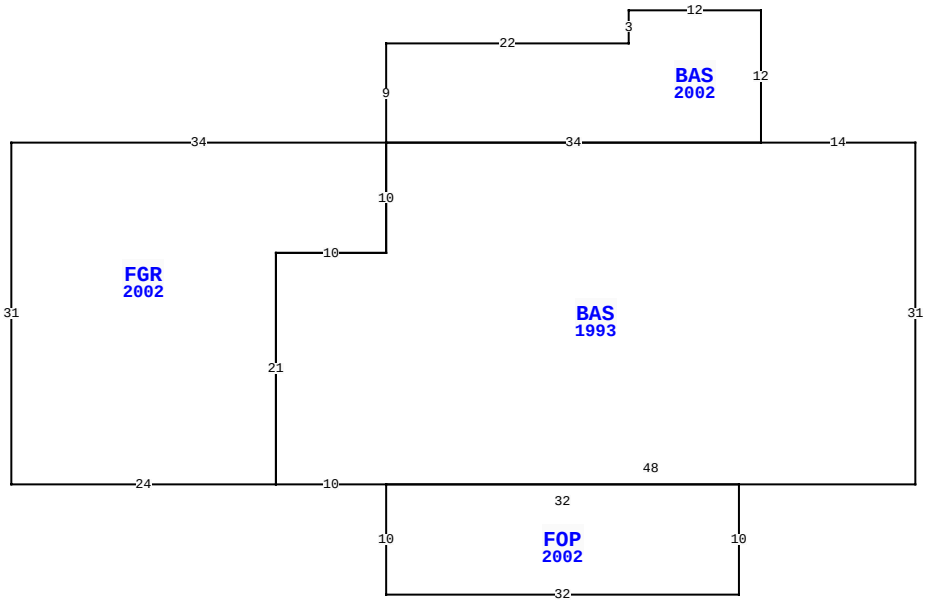
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,698	100	1993	1,698	147,918
BAS	342	100	2002	342	29,793
FGR	844	55	2002	464	40,420
FOP	320	30	2002	96	8,362
TOTALS	3,204			2,600	226,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	104.6400	104.64	272,064	1978	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2012 Heated Area: 2040 HX Base Yr 2012



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

85286 MINER RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,493
TOTAL MARKET OB/XF VALUE		6,334
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,827
SOH/AGL Deduction		151,674
ASSESSED VALUE		166,153
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,431
TOTAL JUST VALUE		317,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029553	GARAGE	20,592	05/01/2002
93-013	REPAIR/RRF	800	04/01/1993
7281	CHNGE SRVC	0	03/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0906/1117	11/03/1999	WD	Q	I	05	57,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: THRIFT ALAN L						
0897/0613	8/27/1999	WD	Q	I	06	100
GRANTOR: PNC MORTGAGE CORP OF						
GRANTEE: SEC OF HOUSING & UR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2002] N12 W12 S3 W22 S9
FGR=[YR=2002] W34 S31 E24 N21 E10 N10 $ E34 $ W34 S10 W10
S21 E10 FOP=[YR=2002] S10 E32 N10 W32 $ E48 N31 $.

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	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	2002	2002	3	29	6,334	

LAND DESCRIPTION

TOTAL OB/XF 6,334

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS