PT JOHN VAUGHAN GRANT
SEC 38-2N-27E IN OR 2233/659

BUNTON BETTY S L/E/
85318 MINER ROAD
YULEE, FL 32097

2025

38-2N-27-0000-0019-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

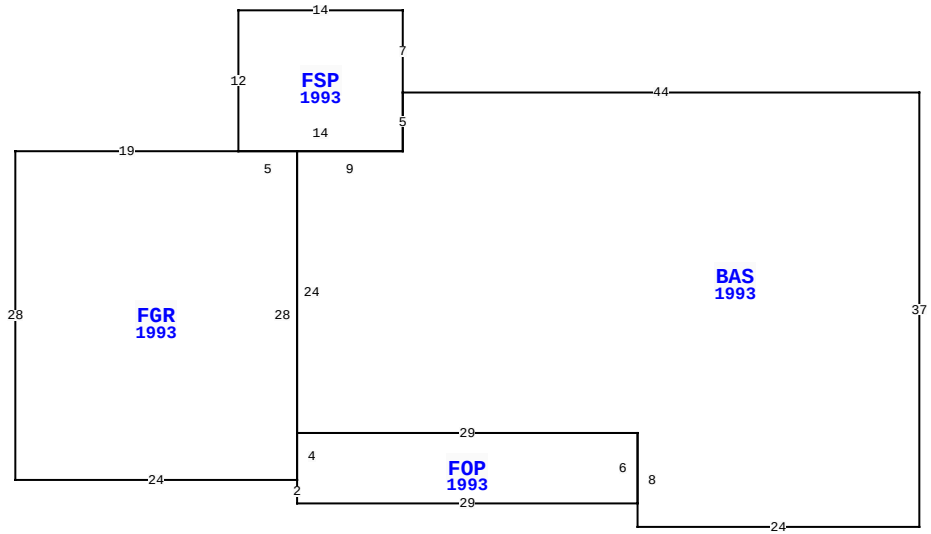
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1993	1,684	140,456
FGR	672	55	1993	370	30,861
FOP	174	30	1993	52	4,337
FSP	168	40	1993	67	5,588
TOTALS	2,698			2,173	181,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	107.5060	107.51	233,619	1991	1991	0	0	0	22.42	77.58

1 SINGLE FAM – 100% - 0 Heated Area: 1684 HX Base Yr 1992



85318 MINER RD, 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		181,242
TOTAL MARKET OB/XF VALUE		20,116
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		413,858
SOH/AGL Deduction		235,481
ASSESSED VALUE		178,377
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		122,655
TOTAL JUST VALUE		413,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8683	XFOB	1,920	02/12/1993
7092	NEW CONSTR	72,663	03/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/0659	10/18/2018	LE	U	I	11	100
GRANTOR: BUNTON FLOYD H & BETT						
GRANTEE: BUNTON FLOYD G						
0961/1419	12/12/2000	WD	Q	I	01	100
GRANTOR: SMITH OPHELIA						
GRANTEE: BUNTON FLOYD H & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FSP=[YR=1993] N7 W14 S12 FGR=[YR=1993] W19 S28 E24 FOP=[YR=1993] S2 E29 N6 W29 S4 $ N28 W5 $ E14 N5 $ S5 W9 S24 E29 S8 E24 N37 $.

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	0812	CONCRETE C	0	100	0	0	3,822.00	SF	4.00	4.00	100	1991	1991	3	59.5	9,096	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
3	0681	POLE SHED	0	100	20	32	640.00	SF	15.00	15.00	100	1993	1993	3	20	1,920	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
5	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 20,116

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	000116	C	RES MARSH	100	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	212,500							

REVIEW DATE 08/17/2020 BY NWA Total Acres: 2.50 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS