

LOT 7 & PARCEL 19-16  
IN OR 1551/1280  
EX ESMT OR 673/585

MCBRYAN MICHAEL E & JOCELYN  
85366 MINER RD  
YULEE, FL 32097

2025

38-2N-27-0580-0007-0000



| BUILDING CHARACTERISTICS |                  |                |                          |                  |                      | MARKET ADJUSTMENTS    |                |                   |             |                           |           |           |                           |                 |            | NASSAU COUNTY PROPERTY  |            |                             |      |         |      |     |              |        |  |  |
|--------------------------|------------------|----------------|--------------------------|------------------|----------------------|-----------------------|----------------|-------------------|-------------|---------------------------|-----------|-----------|---------------------------|-----------------|------------|-------------------------|------------|-----------------------------|------|---------|------|-----|--------------|--------|--|--|
| ELEMENT                  | CD               | CONSTRUCTION   | TYPE                     | MDL              | EFF. AREA            | TOT ADJ PTS           | EFF. BASE RATE | REPL. COST NEW    | AYB         | EYB                       | ECON      | FNCT      |                           | NORM            | % COND     | PAGE 1 of 1             |            |                             |      |         |      |     |              |        |  |  |
| Exterior Wall            | 10               | ABOVE AVG 100  | 0900                     | 01               | 3,377                | 112.2400              | 148.16         | 500,336           | 2012        | 2012                      | 0         | 0         | 0                         | 5.50            | 94.50      | VALUATION BY            |            |                             |      |         |      |     |              |        |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  | 2 SNGL FAM - 100% - 2013 |                  |                      |                       |                |                   |             |                           |           |           | Heated Area: 2863         |                 |            |                         |            |                             |      |         |      |     | STANDARD     |        |  |  |
| Roof Cover               | 11               | SLATE 100      |                          |                  |                      |                       |                |                   |             |                           |           |           | HX Base Yr 2013           |                 |            |                         |            |                             |      |         |      |     | Tax Group: 4 |        |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                          |                  |                      |                       |                |                   |             |                           |           |           | Tax Dist:                 |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Interior Floop           | 12               | HARDWOOD 100   |                          |                  |                      |                       |                |                   |             |                           |           |           | BUILDING MARKET VALUE     |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Air Condition            | 03               | CENTRAL 100    |                          |                  |                      |                       |                |                   |             |                           |           |           | TOTAL MARKET OB/XF VALUE  |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                          |                  |                      |                       |                |                   |             |                           |           |           | TOTAL LAND VALUE - MARKET |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Bedrooms                 | 4                | 100            |                          |                  |                      |                       |                |                   |             |                           |           |           | TOTAL MARKET VALUE        |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Bathrooms                | 3                | 100            |                          |                  |                      |                       |                |                   |             |                           |           |           | SOH/AGL Deduction         |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                          |                  |                      |                       |                |                   |             |                           |           |           | ASSESSED VALUE            |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Stories                  | 2.               | 2. 100         |                          |                  |                      |                       |                |                   |             |                           |           |           | TOTAL EXEMPTION VALUE     |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Units                    | 0                | 100            |                          |                  |                      |                       |                |                   |             |                           |           |           | BASE TAXABLE VALUE        |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Occupancy                | 00               | NONE 100       |                          |                  |                      |                       |                |                   |             |                           |           |           | TOTAL JUST VALUE          |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| Quality                  |                  |                | 03                       | Quality Level 03 |                      |                       |                |                   |             |                           |           |           |                           |                 |            | NCON VALUE              |            |                             |      |         |      |     |              |        |  |  |
| DOR CODE                 |                  |                | 0100                     | SINGLE FAMILY    |                      |                       |                |                   |             |                           |           |           |                           |                 |            | INCOME VALUE            |            |                             |      |         |      |     |              |        |  |  |
| MAP NUM                  |                  |                |                          | MKT AREA         |                      |                       |                |                   |             |                           |           |           |                           |                 |            | PREVIOUS YEAR MKT VALUE |            |                             |      |         |      |     |              |        |  |  |
| NEIGHBORHOOD/LOC         |                  |                | 4053.00                  |                  |                      |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                     | TOT ADJ AREA     | SUBAREA MARKET VALUE |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| BAS                      | 2,052            | 100            | 2012                     | 2,052            | 287,303              |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| FSP                      | 1,284            | 40             | 2012                     | 514              | 71,966               |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| FUS                      | 811              | 100            | 2012                     | 811              | 113,549              |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| TOTALS                   | 4,147            |                |                          | 3,377            | 472,818              |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| EXTRA FEATURES           |                  |                |                          |                  |                      | 85366 MINER RD, YULEE |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| L N                      | 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              | 38                   | 27                    | 1,026.00       | SF                | 24.85       | 24.85                     | 100       | 1986      | 1986                      | 3               | 20         | 5,099                   |            |                             |      |         |      |     |              |        |  |  |
| 2                        | 0940             | SHEDS/PORT     | 0                        | 100              | 12                   | 10                    | 120.00         | SF                | 30.00       | 30.00                     | 100       | 1998      | 1998                      | 3               | 20         | 720                     |            |                             |      |         |      |     |              |        |  |  |
| 3                        | 0525             | GAZEBO         | 0                        | 100              | 0                    | 0                     | 1.00           | UT                | 5,000.00    | 5,000.00                  | 100       | 2005      | 2005                      | 3               | 36         | 1,800                   |            |                             |      |         |      |     |              |        |  |  |
| 4                        | 0801             | ASPHALT A      | 0                        | 100              | 21                   | 15                    | 315.00         | SF                | 3.00        | 3.00                      | 100       | 2006      | 2006                      | 3               | 56         | 529                     |            |                             |      |         |      |     |              |        |  |  |
| 5                        | 0811             | CONCRETE B     | 0                        | 100              | 32                   | 18                    | 576.00         | SF                | 5.20        | 5.20                      | 100       | 2012      | 2012                      | 3               | 92         | 2,756                   |            |                             |      |         |      |     |              |        |  |  |
| 6                        | 0810             | CONCRETE A     | 0                        | 100              | 0                    | 0                     | 333.00         | SF                | 6.50        | 6.50                      | 100       | 2012      | 2012                      | 3               | 92         | 1,991                   |            |                             |      |         |      |     |              |        |  |  |
| 7                        | 0500             | FP-PRE FAB     | 0                        | 100              | 0                    | 0                     | 1.00           | UT                | 3,500.00    | 3,500.00                  | 100       | 2012      | 2012                      | 3               | 94         | 3,290                   |            |                             |      |         |      |     |              |        |  |  |
|                          |                  |                |                          |                  |                      |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
|                          |                  |                |                          |                  |                      |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
|                          |                  |                |                          |                  |                      |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| LAND DESCRIPTION         |                  |                |                          |                  |                      | TOTAL OB/XF           |                |                   |             |                           |           |           |                           |                 |            | 16,185                  |            |                             |      |         |      |     |              |        |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP              | R D                  | LOC ZONE              | FRONT          | DEPTH             | TOT LND UTS | UNIT TYPE                 | D T       | DPHT 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              | 0006                 | OR                    | 0.00           | 0.00              | 2.89        | AC                        |           | 1.00      | 1.00                      | 1.00            | 85,000.00  | 85,000.00               | 245,650    |                             |      |         |      |     |              |        |  |  |
| 2                        | 009630           | C              | SWAMP                    | 100              |                      | OR                    | 0.00           | 0.00              | 5.43        | AC                        |           | 1.00      | 1.00                      | 1.00            | 500.00     | 500.00                  | 2,715      |                             |      |         |      |     |              |        |  |  |
|                          |                  |                |                          |                  |                      |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
|                          |                  |                |                          |                  |                      |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
|                          |                  |                |                          |                  |                      |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
|                          |                  |                |                          |                  |                      |                       |                |                   |             |                           |           |           |                           |                 |            |                         |            |                             |      |         |      |     |              |        |  |  |
| REVIEW DATE              |                  | 05/12/2019     |                          | BY               |                      | KBA                   |                | Total Acres: 8.32 |             | Total Land Value: 248,365 |           | Market: 0 |                           | Agricultural: 0 |            | Common: 248,365         |            | PRINTED 07/30/2025 BY SYS   |      |         |      |     |              |        |  |  |