

LOT 1
MINER PINES OR 2471/1190

BAYER PAUL LOUIS & CHERYL ANN
85901 MINER PINES COURT
YULEE, FL 32097

2025

38-2N-27-0585-0001-0000



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	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0900	01	2,700	127.8816	168.80	455,760	2022	2022	0	0	0	0.50	99.50	VALUATION BY	STANDARD										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2024												Heated Area: 2164												
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2024												
Interior Wall	05	DRYWALL 100																									
Interior Floor	11	CLAY TILE 70																									
Interior Floor	14	CARPET 30																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		4 100																									
Bathrooms		3 100																									
Frame	02	WOOD FRAME 100																									
Stories	1.	1. 100																									
Units		0 100																									
Occupancy	00	NONE 100																									
Quality	05	Quality Level 05																									
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	2,164	100	2022	2,164	363,457																						
FGR	722	55	2022	397	66,679																						
FOP	128	30	2022	38	6,382																						
FOP	154	30	2022	46	7,726																						
PTO	44	5	2022	2	336																						
USP	176	30	2024	53	8,901																						

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