LOT 3
MINER PINES OR 2471/1190

PARSONS DOUGLAS J & RHONDA
85925 MINER PINES CT
YULEE, FL 32097

2025

38-2N-27-0585-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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		1 100
Quality	05	Quality Level 05

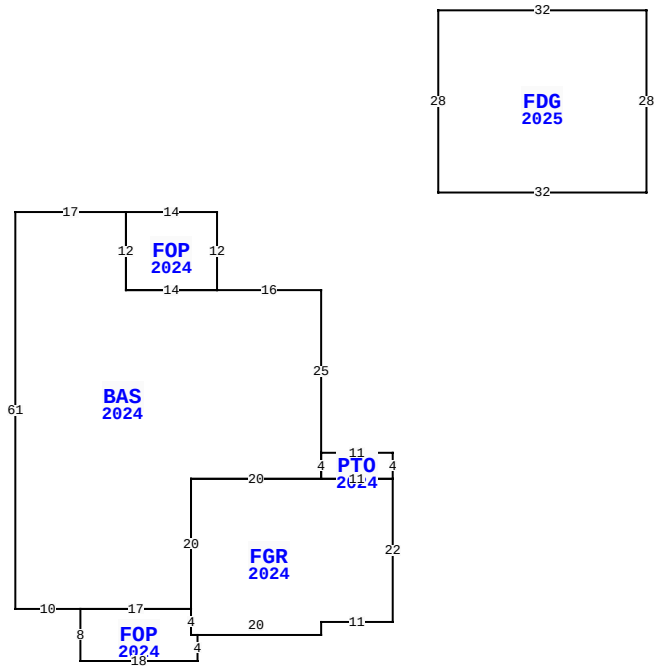
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2024	2,107	320,875
FDG	896	60	2025	538	81,932
FGR	722	55	2024	397	60,459
FOP	140	30	2024	42	6,396
FOP	168	30	2024	50	7,615
PTO	44	5	2024	2	305
TOTALS	4,077			3,136	477,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,136	115.3680	152.29	477,581	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2107 HX Base Yr



85925 MINER PINES CT, 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		477,581
TOTAL MARKET OB/XF VALUE		70,467
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		633,048
SOH/AGL Deduction		9,573
ASSESSED VALUE		623,475
TOTAL EXEMPTION VALUE	13	623,475
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		633,048
NCON VALUE		64,730
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230015351	32 X 28 _ GARAGE	57,514	11/30/2023
230008478	48X39X27 ENCL	15,000	06/30/2023
230008204	INGROUND POOL	40,000	06/27/2023
230006923			05/26/2023
22008637	NEW CONSTR	360,231	06/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1021	5/26/2023	WD	Q	I	01	583,500

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: PARSONS DOUGLAS J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,8] E17 S12 E14 E16 S25 S4 W20 S20 W17 W10 N61 $
FGR=[YR=2024;ORIG=37,49] E20 E11 S22 W11 S2 W20 N4 N20 $
FOP=[YR=2024;ORIG=27,8] E14 S12 W14 N12 $
FOP=[YR=2024;ORIG=20,69] E17 S4 E1 S4 W18 N8 $
PTO=[YR=2024;ORIG=57,49] E11 N4 W11 S4 $
FDG=[YR=2025;ORIG=75,-23] E32 S28 W32 N28 $
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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	0811	CONCRETE B	0	100	0	0	1,728.00	SF	5.20	5.20	100	2024	2023		100	8,986	
2	0866	POOL FIBER	0	100	39	10	390.00	SF	72.00	72.00	100	2024	2023		97	27,238	
3	0911	SCRN RM A	0	100	0	0	1,414.00	SF	17.50	17.50	100	2024	2023		97	24,003	
4	0855	CONC PAVER	0	100	0	0	1,024.00	SF	10.00	10.00	100	2024	2023		100	10,240	

LAND DESCRIPTION

TOTAL OB/XF 70,467

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	217.00	200.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/19/2024 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS