LOT 4
MINER PINES OR 2471/1190

DANFORD CHRISTOPHER R & SHARI K
85937 MINER PINES CT
YULEE, FL 32097

2025

38-2N-27-0585-0004-0000

BUILDING CHARACTERISTICS

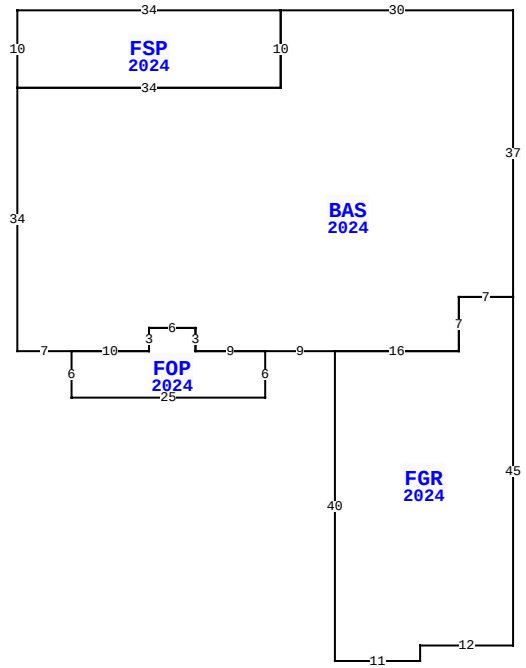
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,409	100	2024	2,409	367,180
FGR	945	55	2024	520	79,258
FOP	168	30	2024	50	7,621
FSP	340	40	2024	136	20,729
TOTALS	3,862			3,115	474,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,115	115.4692	152.42	474,788	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2409 HX Base Yr 2024



85937 MINER PINES CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		474,788
TOTAL MARKET OB/XF VALUE		21,186
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		580,974
SOH/AGL Deduction		199,259
ASSESSED VALUE		381,715
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		330,993
TOTAL JUST VALUE		580,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008462			06/30/2023
22008711	NEW CONSTR	408,593	06/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/1840	6/30/2023	WD	Q	I	01	645,400

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: DANFORD CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,20] E34 N10 E30 S37 W7 S7 W16 W9 W9 N3 W6 S3 W10 W7 N34 $
FSP=[YR=2024;ORIG=44,10] W34 S10 E34 N10 $
FOP=[YR=2024;ORIG=17,54] E10 N3 E6 S3 E9 S6 W25 N6 $
FGR=[YR=2024;ORIG=51,54] E16 N7 E7 S45 W12 S2 W11 N40 $
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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	1,980.00	SF	5.20	5.20	100	2024	2023		100	10,296	
2	0476	VF 6 SBPL	0	100	0	0	325.00	LF	32.00	32.00	100	2024	2023		99	10,296	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 21,186

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 07/06/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS