LOT 5
MINER PINES OR 2471/1190

STONE MICHAEL JASON & JENNIFER LYNN
85949 MINER PINES COURT
YULEE, FL 32097

2025

38-2N-27-0585-0005-0000

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	11	CLAY TILE 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

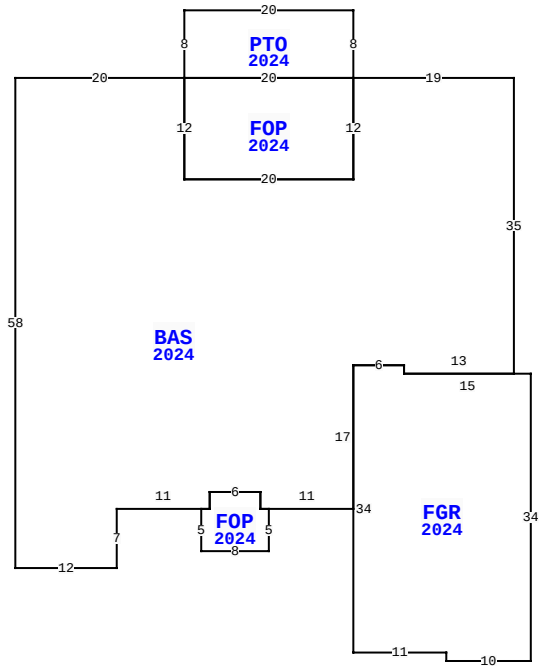
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,531	100	2024	2,531	419,235
FGR	709	55	2024	390	64,600
FOP	52	30	2024	16	2,650
FOP	240	30	2024	72	11,926
PTO	160	5	2024	8	1,325
TOTALS	3,692			3,017	499,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,017	125.4880	165.64	499,736	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2531 HX Base Yr



85949 MINER PINES CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		499,736
TOTAL MARKET OB/XF VALUE		17,392
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		602,128
SOH/AGL Deduction		14,940
ASSESSED VALUE		587,188
TOTAL EXEMPTION VALUE	13	587,188
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		602,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008802	CO ISSUED		07/11/2023
22008358	NEW CONSTR	412,795	05/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/27	7/24/2023	WD	Q	I	01	734,200

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: STONE MICHAEL JASON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E20 S12 E20 N12 E19 S35 W13 N1 W6 S17 W11 N2 W6 S2 W11 S7 W12 N58 $
FOP=[YR=2024;ORIG=32,61] E1 N2 E6 S2 E1 S5 W8 N5 $
FGR=[YR=2024;ORIG=71,45] W15 N1 W6 S34 E11 S1 E10 N34 $
FOP=[YR=2024;ORIG=30,10] E20 S12 W20 N12 $
PTO=[YR=2024;ORIG=30,10] E20 N8 W20 S8 $
.

EXTRA FEATURES

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
2	0811	CONCRETE B	0	100	0	0	2,383.00	SF	5.20	5.20	100	2024	2023		100	12,392	

LAND DESCRIPTION

TOTAL OB/XF 17,392

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	229.00	200.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/05/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS