LOT 7
MINER PINES OR 2471/1190

FRANKLIN BARRY ALAN & JENNIFER LEE
85962 MINER PINES CT
YULEE, FL 32097

2025

38-2N-27-0585-0007-0000

BUILDING CHARACTERISTICS

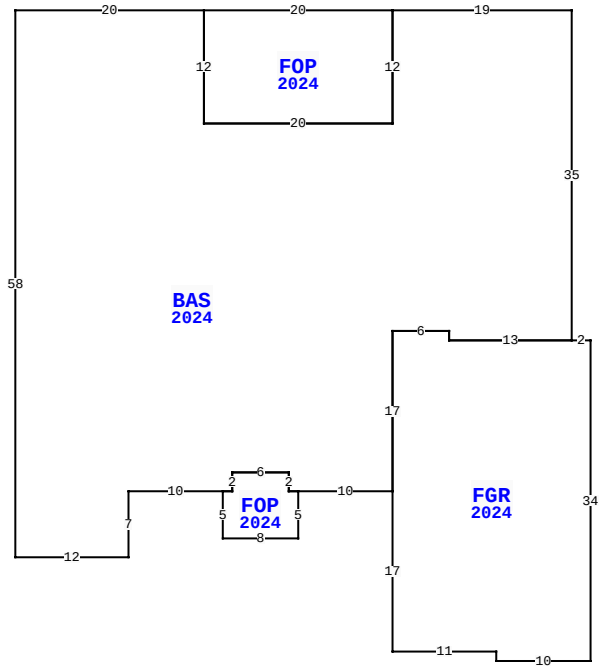
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	406,048
FGR	709	55	2024	390	62,568
FOP	52	30	2024	16	2,567
FOP	240	30	2024	72	11,551
TOTALS	3,532			3,009	482,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,009	121.5412	160.43	482,734	2023	2023	0	0	0	0.00	100.00

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



85962 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		482,734
TOTAL MARKET OB/XF VALUE		5,325
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		573,059
SOH/AGL Deduction		14,845
ASSESSED VALUE		558,214
TOTAL EXEMPTION VALUE	13	558,214
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		573,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010330	CO ISSUED		08/11/2023
22008364	NEW CONSTR	412,795	05/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2663/1040	8/11/2023	WD	Q	I	01	683,400

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: FRANKLIN BARRY ALAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E20 S12 E20 N12 E19 S35 W13 N1 W6 S17 W10 W1 N2 W6 S2 W1 W10 S7 W12 N58 $
FOP=[YR=2024;ORIG=30,10] E20 S12 W20 N12 $
FOP=[YR=2024;ORIG=33,59] E6 S2 E1 S5 W8 N5 E1 N2 $
FGR=[YR=2024;ORIG=71,45] W2 W13 N1 W6 S17 S17 E11 S1 E10 N34 $
.

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	1,024.00	SF	5.20	5.20	100	2024	2023		100	5,325	

LAND DESCRIPTION

TOTAL OB/XF 5,325

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	000134	C	RES POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/30/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS