LOT 9
MINER PINES OR 2471/1190

BRANTLEY DAVID & KATHRYN FOWLER
85938 MINER PINES COURT
YULEE, FL 32097

2025

38-2N-27-0585-0009-0000

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	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

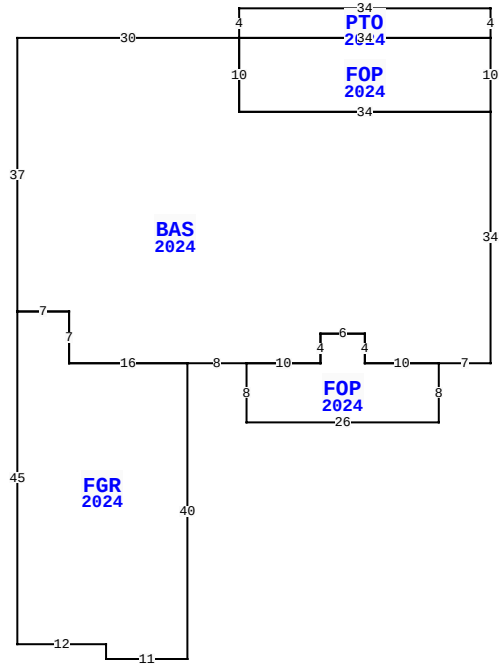
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100	2024	2,403	385,513
FGR	945	55	2024	520	83,424
FOP	232	30	2024	70	11,230
FOP	340	30	2024	102	16,364
PTO	136	5	2024	7	1,123
TOTALS	4,056			3,102	497,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,102	121.5412	160.43	497,654	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2403 HX Base Yr



85938 MINER PINES CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	497,654
TOTAL MARKET OB/XF VALUE	28,811
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	611,465
SOH/AGL Deduction	0
ASSESSED VALUE	611,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	611,465
TOTAL JUST VALUE	611,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004302	CO		04/03/2023
22007930	NEW CONSTR	408,593	05/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/66	4/06/2023	WD	Q	I	01	662,400

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: BRANTLEY DAVID & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E30 S10 E34 S34 W7 W10 N4 W6 S4 W10 W8 W16 N7 W7 N37 $
FOP=[YR=2024;ORIG=40,10] E34 S10 W34 N10 $
PTO=[YR=2024;ORIG=40,10] E34 N4 W34 S4 $
FOP=[YR=2024;ORIG=41,54] E10 N4 E6 S4 E10 S8 W26 N8 $
FGR=[YR=2024;ORIG=10,47] E7 S7 E16 S40 W11 N2 W12 N45 $
.

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	0	0	0	1,933.00	SF	5.20	5.20	100	2024	2023		100	10,052	
2	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	
3	0476	VF 6 SBPL	0	0	0	0	564.00	LF	32.00	32.00	100	2024	2023		99	17,868	

LAND DESCRIPTION

TOTAL OB/XF 28,811

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

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