LOT 11
MINER PINES OR 2471/1190

DAMICO MICHAEL REY & CHERYL ANN
85914 MINER PINES CT
YULEE, FL 32097

2025

38-2N-27-0585-0011-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

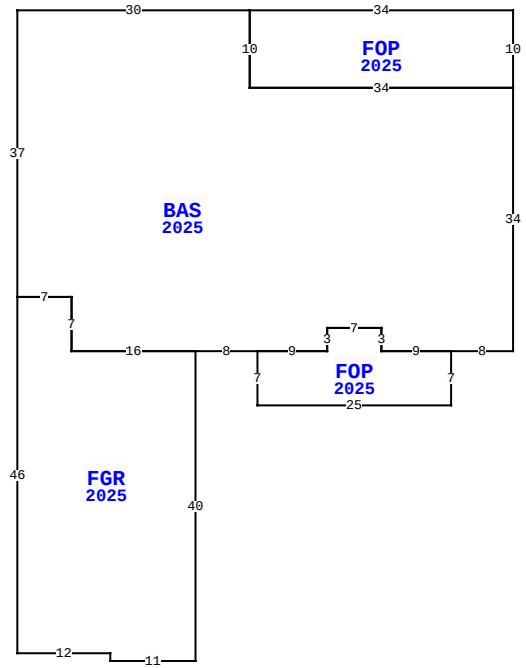
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2025	2,406	388,906
FGR	957	55	2025	526	85,023
FOP	196	30	2025	59	9,537
FOP	340	30	2025	102	16,487
TOTALS	3,899			3,093	499,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,093	122.4520	161.64	499,953	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2406 HX Base Yr 2025



85914 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		499,953
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		592,753
SOH/AGL Deduction		110,726
ASSESSED VALUE		482,027
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		431,305
TOTAL JUST VALUE		592,753
NCON VALUE		507,753
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003334	IN GROUND POOL W/	102,918	04/01/2025
CO240007801	NEW SFR T-3903 H-	477,477	07/02/2024
230012773	H2409 G948 P546	477,477	10/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/529	8/26/2024	WD	Q	I	01	663,000

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: DAMICO MICHAEL REY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E30 S10 E34 S34 W8 W9 N3 W7 S3 W9 W8 W16 N7 W7 N37 $
FGR=[YR=2025;ORIG=30,47] E7 S7 E16 S40 W11 N1 W12 N46 $
FOP=[YR=2025;ORIG=94,10] W34 S10 E34 N10 $
FOP=[YR=2025;ORIG=86,54] S7 W25 N7 E9 N3 E7 S3 E9 $
.

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	0812	CONCRETE C	0	100	0	0	1,950.00	SF	4.00	4.00	100	2025	2024		100	7,800	

TOTAL OB/XF 7,800

LAND DESCRIPTION

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