PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 1819/803

DINKINS LEROY JR L/E/
85863 MINER RD
YULEE, FL 32097

2025

42-2N-27-0000-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

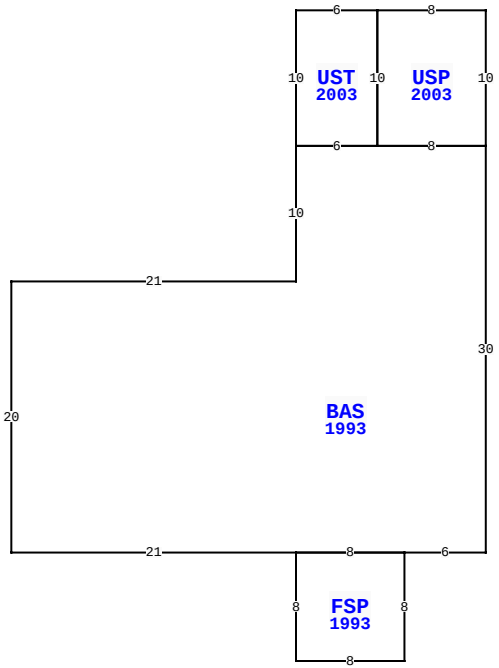
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	58,154
FSP	64	40	1993	26	1,800
USP	80	30	2003	24	1,661
UST	60	45	2003	27	1,869
TOTALS	1,044			917	63,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	917	106.9200	106.92	98,046	1960	1960	0	0	0	35.25	64.75

1 SINGLE FAM – 100% - 2016 Heated Area: 840 HX Base Yr 2016



85863 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
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		63,485
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		123,485
SOH/AGL Deduction		63,361
ASSESSED VALUE		60,124
TOTAL EXEMPTION VALUE	HX HB DX	40,124
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		123,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1819/0803	10/08/2012	QC	U	I	11	100
GRANTOR: DINKINS CORETHA MARIE						
GRANTEE: DINKINS CAROLYN {RM						
0279/0158	10/31/1978	QC	Q	I	01	100
GRANTOR: GORDON LOUISE HENDERS						
GRANTEE: DINKENS LUCILLE HEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-14,10] S10 W21 S20 E21 E8 E6 N30 W8 W6 $
USP=[YR=2003;ORIG=0,0] W8 S10 E8 N10 $
FSP=[YR=1993;ORIG=-14,40] S8 E8 N8 W8 $
UST=[YR=2003;ORIG=-8,0] W6 S10 E6 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	198.00	144.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/01/2024 BY KWA Total Acres: 0.33 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS