LOT 1
IN OR 1732/1937
THE OAKS PB 6/61

THRIFT JOSEPH
85216 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-4370-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

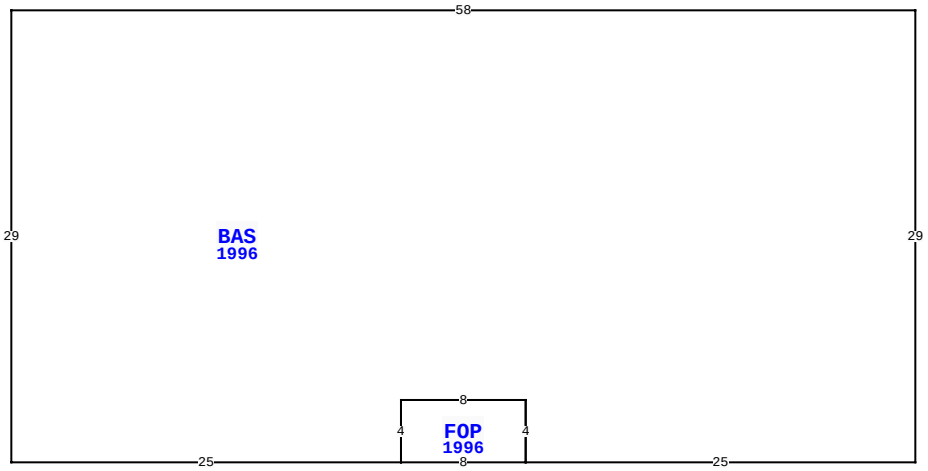
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1996	1,650	155,257
FOP	32	30	1996	10	941
TOTALS	1,682			1,660	156,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	123.0000	123.00	204,180	1996	1996	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1650 HX Base Yr 2012



85216 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,495
TOTAL MARKET OB/XF VALUE		1,011
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		339,506
SOH/AGL Deduction		188,344
ASSESSED VALUE		151,162
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,440
TOTAL JUST VALUE		339,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1732/1937	4/12/2011	WD	U	I	11	100
GRANTOR: ANDA JOE E VAN						
GRANTEE: THRIFT JOSEPH						
0781/1353	1/09/1997	WD	U	I	21	92,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: VANANDA JOE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W58 S29 E25 FOP=[YR=1996] E8 N4 W8 S4$ N4 E8 S4 E25 N29$.

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	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50	100	1997	1997	3	72	1,011	

LAND DESCRIPTION

TOTAL OB/XF 1,011

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

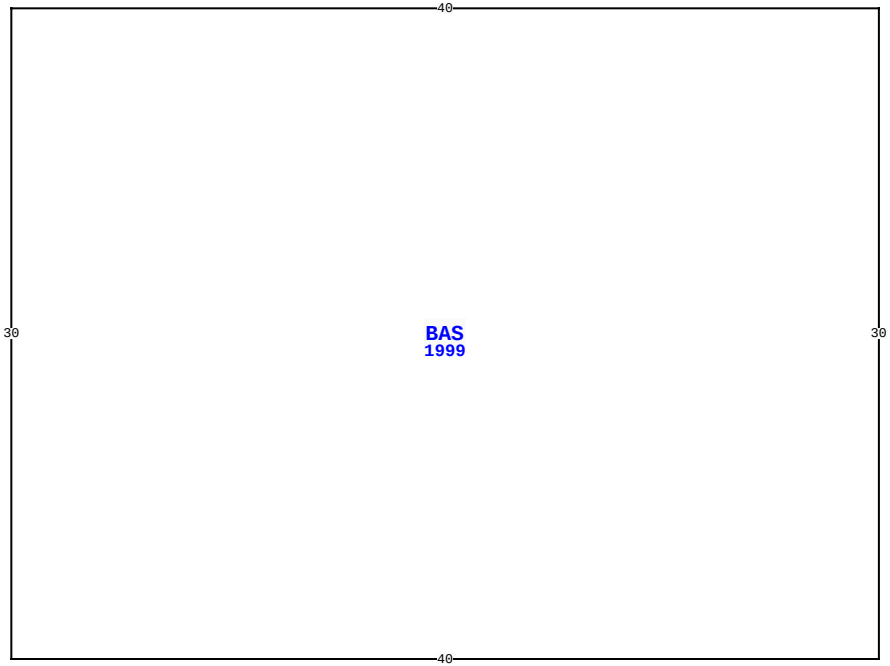
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1999	1,200	97,297
TOTALS	1,200			1,200	97,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,200	78.0000	102.96	123,552	1999	1999	0	0	0	21.25	78.75

2 SNGL FAM – 100% - 2012 Heated Area: 1200 HX Base Yr 2012



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GRANTEE: THRIFT JOSEPH						
0781/1353	1/09/1997	WD	U	I	21	92,000
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: VANANDA JOE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS