BLOCK 7 LOT 36
IN OR 1084/1310
YULEE WOODS #2 PB 5/83 & 84

HINCHEE JAMES L
85153 MINER ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0007-0360

BUILDING CHARACTERISTICS

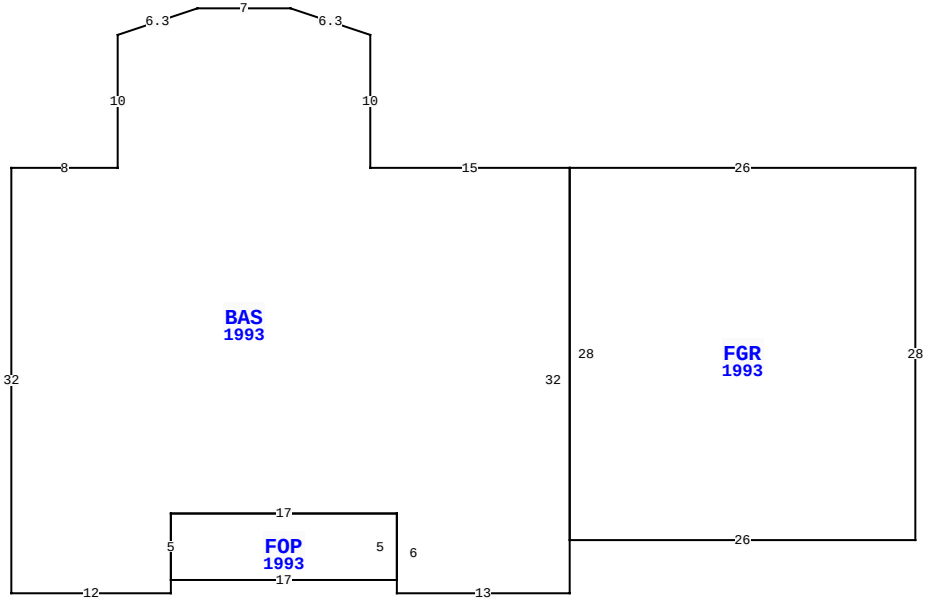
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1993	1,458	131,168
FGR	728	55	1993	400	35,986
FOP	85	30	1993	26	2,339
TOTALS	2,271			1,884	169,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	105.8400	105.84	199,403	1988	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1458 HX Base Yr 2003



85153 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		169,493
TOTAL MARKET OB/XF VALUE		1,374
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		255,867
SOH/AGL Deduction		135,278
ASSESSED VALUE		120,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,867
TOTAL JUST VALUE		255,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6408	ADDITION	18,676	04/16/1990
2572	H/AC	1,500	05/23/1988
5074	NEW CONSTR	1,800	05/10/1988
3028	NEW CONSTR	0	05/04/1988
4859	NEW CONSTR	45,510	05/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1084/1310	10/03/2002	WD	Q	I		123,500
GRANTOR: BRYANT JIM L & KERI H						
GRANTEE: HINCHEE JAMES L						
0517/1056	5/18/1987	WD	Q	V		11,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: BRYANT JIM & KERI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 BAS=[YR=1993] W15 N10 U2 L6 W7 D2 L6 S10 W8 S32 E12 N1 FOP=[YR=1993] E17 N5 W17 S5$N5 E17 S6 E13 N32$ S28 E26 N28$.

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	175.00	SF	6.50	6.50	100	1995	1995	3	68	774	
2	1242	WD DECK A	0	100	20	20	400.00	SF	7.50	7.50	100	1995	1995	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 1,374

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS