

PARCELS 1-5 & 1-13
OR 2572/176 & OR 1094/1146
FPL ESMT IN OR 404/701

KREMLER BRIAN/MESHAH ANNA
66004 FRED MINER ESTATES DRIVE
YULEE, FL 32097

2026

03-2N-26-0000-0001-0050



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																																							
Exterior Wall	30	VINYL 100	0800	02	1,104	116.0000	104.40	115,258	2011	2011	0	0	0	36.00	64.00	VALUATION BY STANDARD																																						
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ 100% - 2023													Heated Area: 1040													HX Base Yr 2023																									
Roof Cover	03	COMP SHNGL 100	BAS2022 UOP2022																										VALUATION SUMMARY																									
Interior Wall	05	DRYWALL 100																											Tax Group: 4													Tax Dist:												
Interior Floo	13	LVT/LAMMT 100																											BUILDING MARKET VALUE													104,510												
Air Condition	03	CENTRAL 100																											TOTAL MARKET OB/XF VALUE													26,247												
Heating Type	04	AIR DUCTED 100																											TOTAL LAND VALUE - MARKET													243,674												
Bedrooms	3	100																											TOTAL MARKET VALUE													165,070												
Bathrooms	2	100																											SOH/AGL Deduction													0												
Frame	02	WOOD FRAME 100																											ASSESSED VALUE													165,070												
Stories	1.	1. 100																											TOTAL EXEMPTION VALUE													HX HB 51,411												
Units	0	100																											BASE TAXABLE VALUE													113,659												
Quality		03	Quality Level 03		TOTAL JUST VALUE																						374,431																											
DOR CODE		5600		TIMBERLAND 70-79		NCON VALUE																						0																										
MAP NUM				MKT AREA		05		INCOME VALUE																																														
NEIGHBORHOOD/LOC		5001.00		PREVIOUS YEAR MKT VALUE																						430,342																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																	
BAS	1,040	100	2022	1,040	69,489																																																	
UOP	256	25	2022	64	4,276																																																	
TOTALS	1,296			1,104	73,765																																																	
EXTRA FEATURES						66004 FRED MINER ESTATE DR, YULEE												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												05/08/2026 MLU 06/10/2025 KBA												
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																																					
1	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																																						
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																																						
3	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2004	2004	3	30	1,800																																						
4	0681	POLE SHED	0	100	33	10	330.00	SF	15.00	15.00	100	2004	2004	3	30	1,485																																						
5	0201	BARN WD 10	0	100	52	36	1,872.00	SF	12.75	12.75	100	2004	2004	3	30	7,160																																						
6	0200	BARN WD 0-	0	100	24	24	576.00	SF	15.00	15.00	100	2008	2008	3	44	3,802																																						
LAND DESCRIPTION																		TOTAL OB/XF 26,247																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																														
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	29,200																																					
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.69	AC		1.00	1.00	1.00	395.00	395.00	5,013																																					
3	005900	A	TIMBER WETLA	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	50.00	50.00	100																																					
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.69	AC		1.00	1.00	1.00	14,600.00	14,600.00	214,474																																					
REVIEW DATE 05/16/2024 BY TW Total Acres: 16.69 Total Land Value: 34,313 Market: 214,474 Agricultural: 5,113 Common: 29,200 PRINTED 07/09/2026 BY SYS																																																						

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