LOT 2
MINER PINES OR 2471/1190

PARKER JEAN & DANIEL
85913 MINER PINES COURT
YULEE, FL 32097

2026

38-2N-27-0585-0002-0000

BUILDING CHARACTERISTICS

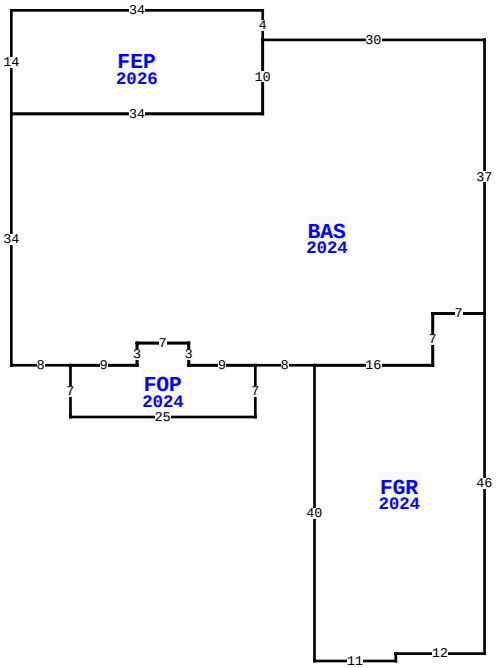
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2024	2,406	401,056
FEP	476	80	2026	381	63,509
FGR	957	55	2024	526	87,679
FOP	196	30	2024	59	9,835
TOTALS	4,035			3,372	562,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,372	119.9220	166.69	562,079	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2025 Heated Area: 2406 HX Base Yr



85913 MINER PINES CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	562,079
TOTAL MARKET OB/XF VALUE	85,480
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	737,559
SOH/AGL Deduction	0
ASSESSED VALUE	737,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	737,559
TOTAL JUST VALUE	737,559
NCON VALUE	130,820
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	583,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010775	NEW SCRN ENCLSR	33,000	09/24/2025
B250007401	ENCLS EXISTING FO	30,000	07/07/2025
250006757	INGROUND FIBERGLA	39,220	06/23/2025
CO240002477	SFR H-2409 P-546	484,366	03/04/2024
230007239	HTD2409 G948 P546	484,366	06/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/806	3/12/2024	WD	Q	I	01	668,000

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: PARKER JEAN & DANIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,0] W30 S10 W34 S34 E8 E9 N3 E7 S3 E9 E8 E16 N7 E7 N37 $
FGR=[YR=2024;ORIG=37,44] E16 N7 E7 S46 W12 S1 W11 N40 $
FEP=[YR=2026;ORIG=30,10] W34 N14 E34 S4 S10 $
FOP=[YR=2024;ORIG=4,44] E9 N3 E7 S3 E9 S7 W25 N7 $
.

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
2	0912	SCRN RM G	0	0	0	0	1,720.00	SF	21.00	21.00	100	2026	2025		100	36,120	
3	0940	SHEDS/PORT	0	0	24	13	312.00	SF	30.00	30.00	100	2026	2025		100	9,360	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2026	2025	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 85,480

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	0	0003	OR	217.00	200.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 10/27/2025 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS