LOT 7
MINER PINES OR 2471/1190

FRANKLIN BARRY ALAN & JENNIFER LEE
85962 MINER PINES CT
YULEE, FL 32097

2026

38-2N-27-0585-0007-0000

BUILDING CHARACTERISTICS

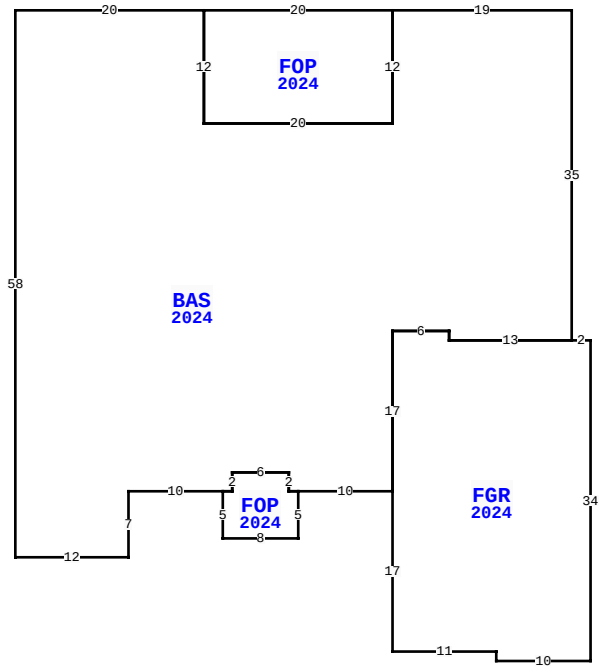
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	2,531	100	2024	2,531	425,449
FGR	709	55	2024	390	65,558
FOP	52	30	2024	16	2,689
FOP	240	30	2024	72	12,103
TOTALS	3,532			3,009	505,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,009	121.5412	168.94	508,340	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2531 HX Base Yr



85962 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		505,798
TOTAL MARKET OB/XF VALUE		82,130
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		677,928
SOH/AGL Deduction		22,512
ASSESSED VALUE		655,416
TOTAL EXEMPTION VALUE	13	655,416
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		677,928
NCON VALUE		82,130
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250011278	INSTALL NEW SCREE	29,480	10/08/2025
250006804	INGROUND POOL	98,524	06/23/2025
230010330	CO ISSUED		08/11/2023
22008364	NEW CONSTR	412,795	05/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2663/1040	8/11/2023	WD	Q	I	01	683,400

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: FRANKLIN BARRY ALAN

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	100	51	30	1,530.00	SF	21.00	21.00	100	2026	2025		100	32,130	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E20 S12 E20 N12 E19 S35 W13 N1 W6 S17 W10 W1 N2 W6 S2 W1 W10 S7 W12 N58 $
FOP=[YR=2024;ORIG=30,10] E20 S12 W20 N12 $
FOP=[YR=2024;ORIG=33,59] E6 S2 E1 S5 W8 N5 E1 N2 $
FGR=[YR=2024;ORIG=71,45] W2 W13 N1 W6 S17 S17 E11 S1 E10 N34 $
.

LAND DESCRIPTION

TOTAL OB/XF 82,130

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	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 11/06/2025 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS