LOT 10
MINER PINES OR 2471/1190

SMITH LISA & JEFFERY
85926 MINER PINES COURT
YULEE, FL 32097

2026

38-2N-27-0585-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		1 100
Quality	05	Quality Level 05

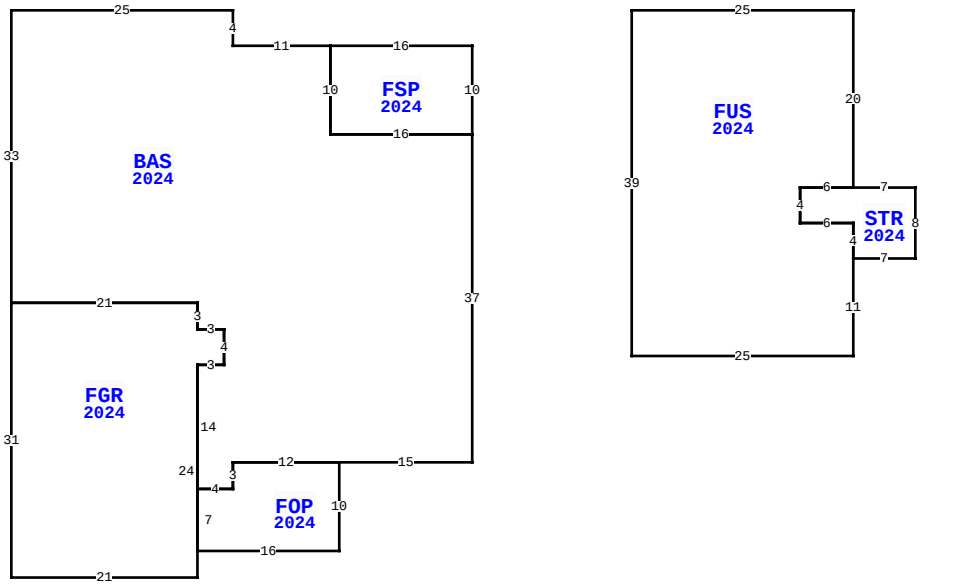
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2024	2,006	337,200
FGR	663	55	2024	365	61,355
FOP	148	30	2024	44	7,396
FSP	160	40	2024	64	10,758
FUS	951	100	2024	951	159,859
STR	80	10	2024	8	1,345
TOTALS	4,008			3,438	577,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,438	121.5412	168.94	580,816	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2957 HX Base Yr 2024



85926 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		577,912
TOTAL MARKET OB/XF VALUE		68,270
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		736,182
SOH/AGL Deduction		230,974
ASSESSED VALUE		505,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		453,797
TOTAL JUST VALUE		736,182
NCON VALUE		68,270
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009022	SCREEN POOL ENCLO	18,926	08/02/2024
SP240008530	SWIMMING POOL	90,000	07/22/2024
230015039	CO ISSUED		11/21/2023
22016964	NEW CONSTR	545,144	11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1732	11/30/2023	WD	Q	I	01	749,300

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: SMITH LISA & JEFFER

BUILDING NOTES

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	0911	SCRN RM A	0	100	35	29	1,015.00	SF	18.00	18.00	100	2026	2025		100	18,270	
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 DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E25 S4 E11 S10 E16 S37 W15 W12 S3 W4 N14 E3 N4 W3 N3 W21 N33 $
FUS=[YR=2024;ORIG=80,10] E25 S20 W6 S4 E6 S4 S11 W25 N39 $
FGR=[YR=2024;ORIG=10,43] E21 S3 E3 S4 W3 S24 W21 N31 $
FSP=[YR=2024;ORIG=46,14] E16 S10 W16 N10 $
FOP=[YR=2024;ORIG=35,61] E12 S10 W16 N7 E4 N3 $
STR=[YR=2024;ORIG=99,30] E6 E7 S8 W7 N4 W6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 68,270

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	217.00	200.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 05/30/2025 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS