LOT 11
MINER PINES OR 2471/1190

DAMICO MICHAEL REY & CHERYL ANN
85914 MINER PINES CT
YULEE, FL 32097

2026

38-2N-27-0585-0011-0000

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 100
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
Quality	05	Quality Level 05

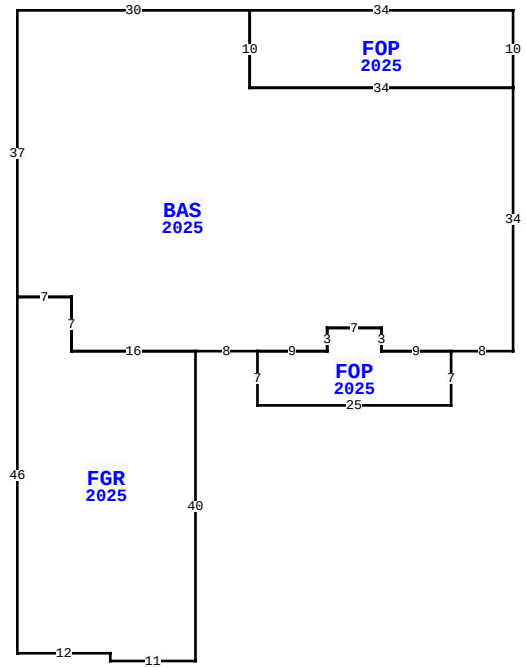
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100	2025	2,406	409,525
FGR	957	55	2025	526	89,530
FOP	196	30	2025	59	10,042
FOP	340	30	2025	102	17,361
TOTALS	3,899			3,093	526,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,093	122.4520	170.21	526,460	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2406 HX Base Yr 2025



85914 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		526,460
TOTAL MARKET OB/XF VALUE		71,504
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		687,964
SOH/AGL Deduction		121,418
ASSESSED VALUE		566,546
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		515,135
TOTAL JUST VALUE		687,964
NCON VALUE		71,504
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003334	IN GROUND POOL W/	102,918	04/01/2025
CO240007801	NEW SFR T-3903 H-	477,477	07/02/2024
230012773	H2409 G948 P546	477,477	10/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/529	8/26/2024	WD	Q	I	01	663,000

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: DAMICO MICHAEL REY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E30 S10 E34 S34 W8 W9 N3 W7 S3 W9 W8 W16 N7 W7 N37 $
FGR=[YR=2025;ORIG=30,47] E7 S7 E16 S40 W11 N1 W12 N46 $
FOP=[YR=2025;ORIG=94,10] W34 S10 E34 N10 $
FOP=[YR=2025;ORIG=86,54] S7 W25 N7 E9 N3 E7 S3 E9 $
.

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	64	16	1,024.00	SF	21.00	21.00	100	2026	2025		100	21,504	
3	0860	POOL/SPA	0	100	36	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 71,504

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