LOT 12
MINER PINES OR 2471/1190

COLEMAN HERBERT JR/DIBIASIO KATHLEEN CECELIA
85902 MINER PINES CT
YULEE, FL 32097

2026

38-2N-27-0585-0012-0000

NASSAU COUNTY PROPERTY

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		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

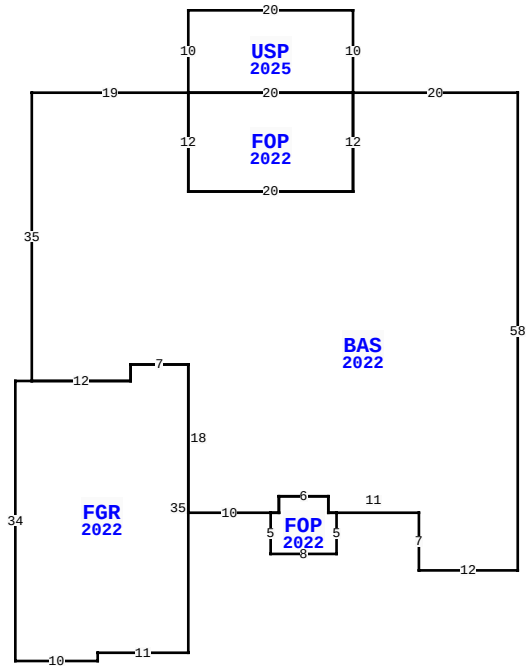
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,523	100	2022	2,523	421,974
FGR	717	55	2022	394	65,896
FOP	52	30	2022	16	2,676
FOP	240	30	2022	72	12,042
USP	200	30	2025	60	10,035
TOTALS	3,732			3,065	512,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,065	121.5412	168.94	517,801	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 2523 HX Base Yr 2024



85902 MINER PINES CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		540,156
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		630,156
SOH/AGL Deduction		242,491
ASSESSED VALUE		387,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		336,254
TOTAL JUST VALUE		630,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004543	MODULAR METAL FGR	75,102	04/19/2024
22014772	CO ISSUED	0	10/04/2022
21009125	NEW CONSTR	427,332	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/365	10/17/2023	WD	Q	I	02	640,000

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: COLEMAN HERBERT JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W20 S12 W20 N12 W19 S35 E12 N2 E7 S18 E10 E1 N2 E6 S2 E11 S7 E12 N58 $
FGR=[YR=2022;ORIG=-59,35] W2 S34 E10 N1 E11 N35 W7 S2 W12 $
FOP=[YR=2022;ORIG=-40,0] S12 E20 N12 W20 $
USP=[YR=2025;ORIG=-20,0] N10 W20 S10 E20 $
FOP=[YR=2022;ORIG=-30,51] S5 E8 N5 W1 N2 W6 S2 W1 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/19/2024 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

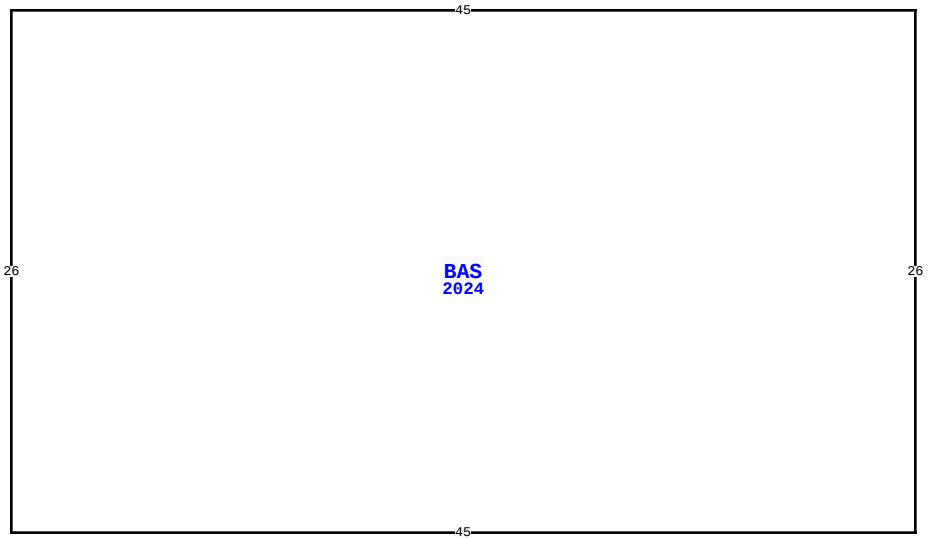
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	2024	1,170	27,533
TOTALS	1,170			1,170	27,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,170	60.9500	23.77	27,811	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 1170 HX Base Yr 2024



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GRANTOR: NEW ATLANTIC BUILDERS

GRANTEE: COLEMAN HERBERT JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E45 S26 W45 N26 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/19/2024 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS