TRACT 2
IN OR 593/317
MINER ROAD FOUR ACRES PB 5/218

MORRIS LINDA L
85456 MINER ROAD
YULEE, FL 32097

2026

38-2N-27-1370-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

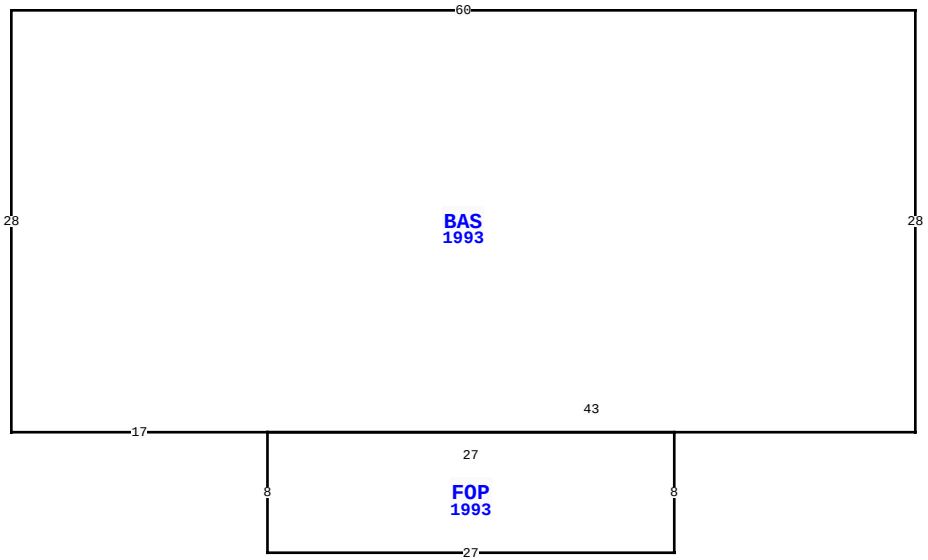
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,680	100	1993	1,680	158,628
FOP	216	30	1993	65	6,137
TOTALS	1,896			1,745	164,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	109.0000	114.45	199,715	1990	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 0 Heated Area: 1680 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

85456 MINER RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,765
TOTAL MARKET OB/XF VALUE		45,540
TOTAL LAND VALUE - MARKET		90,900
TOTAL MARKET VALUE		301,205
SOH/AGL Deduction		149,553
ASSESSED VALUE		151,652
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		95,241
TOTAL JUST VALUE		301,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25054	SWIM POOL	24,000	08/01/2011
B0109068	GARAGE	29,700	12/01/2001
R013741	REPAIR/RRF	3,000	12/01/2001
3407	H/AC	4,704	05/30/1990
6359	NEW CONSTR	55,964	03/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0593/0317	3/20/1990	WD	Q	V		14,000

GRANTOR: FREDERICK HAROLD SR

GRANTEE: MORRIS JOHN JR & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E17 FOP=[YR=1993] S8 E27 N8 W27$ E43 N28$.

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
1	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1998	1998	3	20	720	
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2002	2002	3	28	8,820	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2011	2011	03	90	36,000	

LAND DESCRIPTION

TOTAL OB/XF 45,540

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	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS