

LOTS 9 & 10
ESMT PT OR 923/1099
FUGATES LANDING PB 5/108

MATHEWS FAMILY TRUST/MATHEWS EDWARD E TRUSTEE
85322 MINER ROAD
YULEE, FL 32097

2023

38-2N-27-0580-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

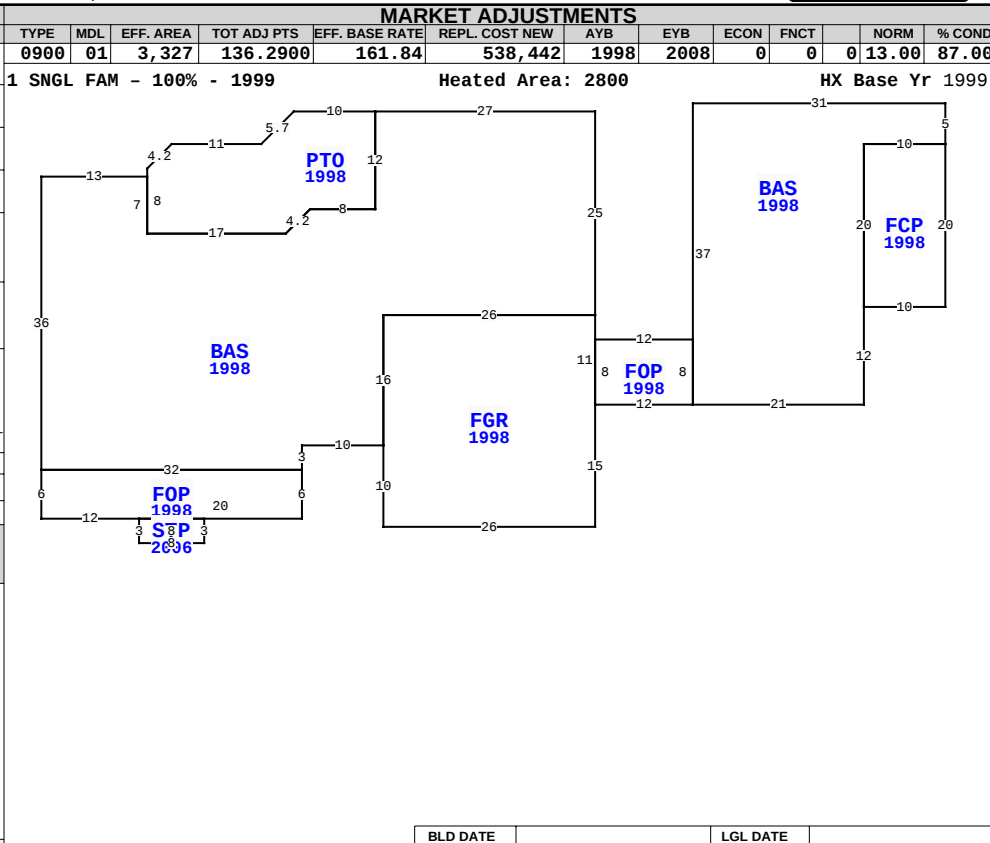
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	827	100	827	116,443
BAS	1,973	100	1,973	277,800
FCP	200	25	50	7,040
FGR	676	55	372	52,377
FOP	96	30	29	4,083
FOP	192	30	58	8,167
PTO	323	5	16	2,252
STP	24	10	2	282
TOTALS	4,311		3,327	468,445

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0810	CONCRETE A	0 100	0	0	528.00	SF	6.50	6.50	100	1998	1998	3	77	2,643	
2	0820	WOOD WALK	0 100	75	4	300.00	SF	11.75	11.75	100	1997	1997	3	40	1,410	
3	1242	WD DECK A	0 100	13	10	130.00	SF	10.00	10.00	100	1997	1997	3	20	260	
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
7	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	15.00	100	1998	1998	3	27	810	
8	0351	CARPORT MT	0 100	40	16	640.00	SF	10.00	10.00	100	2006	2006	3	31	1,984	
9	0300	BOAT DCK W	0 100	0	0	339.00	SF	40.00	40.00	100	2006	2006	3	48	6,509	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C
2	000116	C



85332 MINER RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF		
15,276		

NASSAU COUNTY PROPERTY		
PAGE 1 of 1		4
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,445
TOTAL MARKET OB/XF VALUE		15,276
TOTAL LAND VALUE - MARKET		369,600
TOTAL MARKET VALUE		853,321
SOH/AGL Deduction		539,644
ASSESSED VALUE		313,677
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,677
TOTAL JUST VALUE		853,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22269	ELEC OTHER	35,000	11/01/2009
P14036	OTHER	5,000	11/01/2009
E985173	TEMP POLE	1,500	09/01/1998
B9805228	NEW CONSTR	165,000	08/04/1998

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2625/0959	3/14/2023	WD U
		V I
		RSN CD
		11
		SALE PRICE
		100
GRANTOR: MATHEWS EDWARD E & JO		
GRANTEE: MATHEWS FAMILY TRUS		
0777/1299	11/22/1996	WD U V 09
		85,000
GRANTOR: WELDON JACQUELINE M		
GRANTEE: MATHEWS EDWARD E &		

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=1998] W27 PTO=[YR=1998] W10 L4 D4 W11 D3 L3 S8 E17 U3 R3 E8 N12\$ S12 W8 L3 D3 W17 N7 W13 S36 FOP=[YR=1998] S6 E12 STP=[YR=2006] S3 E8 N3 W8\$ E20 N6 W32\$ E32 N3 E10 FGR=[YR=1998] S10 E26 N15 FOP=[YR=1998] E12 BAS=[YR=1998] E21 N12 FCP=[YR=1998] E10 N20 W10 S20\$ N20 E10 N5 W31 S37\$ N8 W12 S8\$ N11 W26 S16\$ N16 E26 N25\$.		