BLOCK 1 LOT 4
R787587 & R787588
YULEE WOODS #4 PB 5/301 & 302

MISCOVITCH EDWARD C
85289 DUANE RD
YULEE, FL 32097

2023

42-2N-27-4614-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

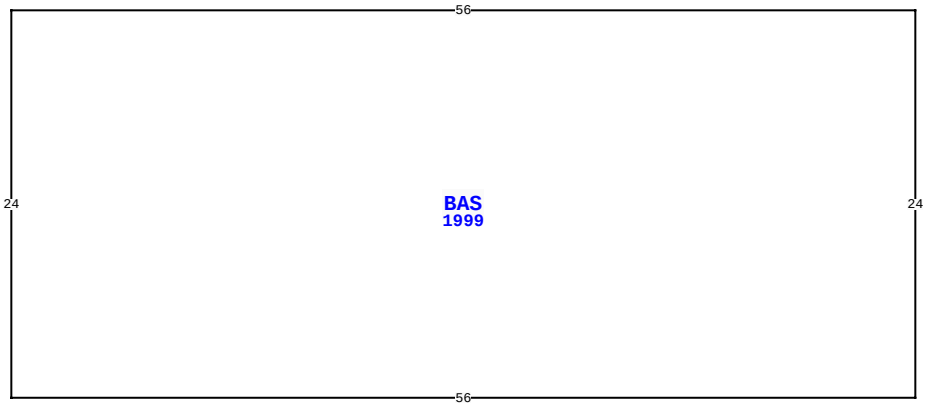
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	25,736
TOTALS	1,344		1,344	25,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	98.2000	63.83	85,788	1971	1975	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1344 HX Base Yr 2022



85289 DUANE RD, 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		25,736
TOTAL MARKET OB/XF VALUE		718
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		106,454
SOH/AGL Deduction		24,824
ASSESSED VALUE		81,630
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,630
TOTAL JUST VALUE		106,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-512	MH MOVE-ON	0	06/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0629	10/21/2020	WD	U	I	11	100
GRANTOR: GROVE NANCY A LIVING						
GRANTEE: MISCOVITCH EDWARD C						
2045/1853	5/05/2016	WD	U	I	11	100
GRANTOR: GROVE NANCY A						
GRANTEE: NANCY ANN GROVE LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S24 E56 N24$.

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	0820	WOOD WALK	0	100	0	0	112.00	SF	11.75	11.75	100	1995	1995	3	40	526	
2	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1995	1995	3	24	192	

LAND DESCRIPTION

TOTAL OB/XF 718

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS