PT OF LOT 8 (S-1)
IN OR 1561/1025
FUGATES LANDING PB 5/108

IVEY CHRISTOPHER L
85354 MINER ROAD
YULEE, FL 32097

2024

38-2N-27-0580-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		N/A 100
Quality	03	Quality Level 03

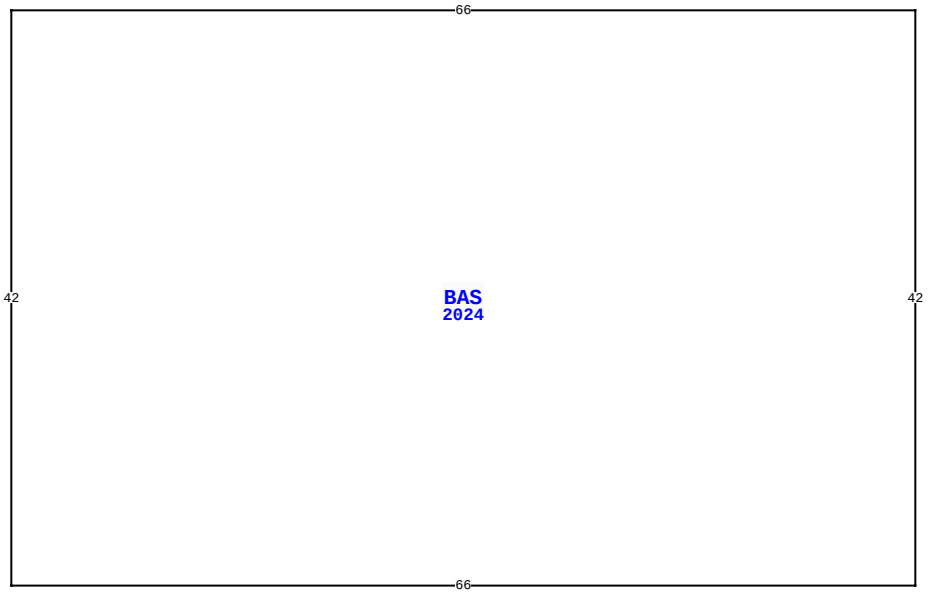
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,772	100	2,772	11,059
TOTALS	2,772		2,772	11,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,772	11.5200	4.03	11,171	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 2772 HX Base Yr



MINER 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	11,059
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	171,059
SOH/AGL Deduction	95,580
ASSESSED VALUE	75,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,479
TOTAL JUST VALUE	171,059
NCON VALUE	11,059
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1561/1025	4/17/2008	TD	U	V	24	122,000
GRANTOR: THE MINER FAMILY TRUS						
GRANTEE: IVEY CHRISTOPHER L						
1561/1020	4/17/2008	WD	U	V	07	100
GRANTOR: PRITZ JOHN & HELENE N						
GRANTEE: MORRIS W A TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E66 S42 W66 N42 $
.

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 02/13/2024 BY NWX Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS