

MISCOVITCH EDWARD C
85289 DUANE RD
YULEE, FL 32097

2024

BUILDING CHARACTERISTICS

ELEMENT	CD			
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 Units	1. 1. 100 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	27,716
TOTALS	1,344		1,344	27,716

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	68.74	92,387	1971	1975	0	0	70.00	30.00

1 M/H 93- - 100% - 2022

Heated Area: 1344

HX Base Yr 2022

BAS
1999

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		27,716	
TOTAL MARKET OB/XF VALUE		4,843	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		112,559	
SOH/AGL Deduction		24,347	
ASSESSED VALUE		88,212	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		38,212	
TOTAL JUST VALUE		112,559	
NCON VALUE		4,133	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		106,454	

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\$.

LAND DESCRIPTION

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
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							

TOTAL OB/XF

4,843

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS