PT OF LOT 8 & PAR 19-2 SEC 38
IN OR 1384/588
FUGATES LANDING PB 5/108

IVEY CHRISTOPHER L
85354 MINER ROAD
YULEE, FL 32097

2025

38-2N-27-0580-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

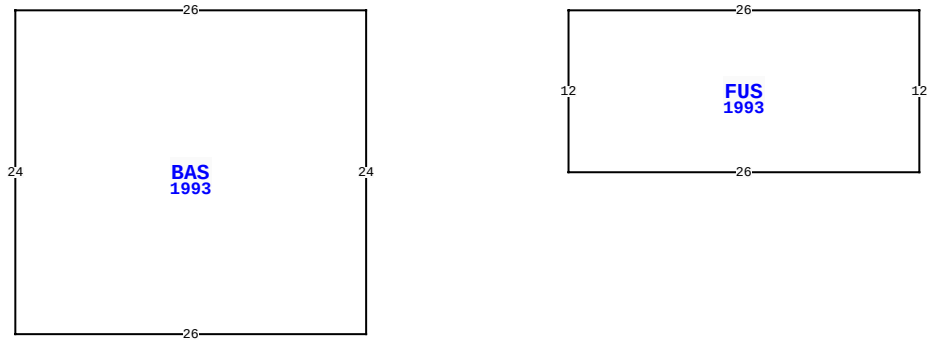
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	624	100	1993	624	64,743
FUS	312	100	1993	312	32,372
TOTALS	936			936	97,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	936	124.6320	124.63	116,654	1986	1986	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2007 Heated Area: 936 HX Base Yr 2007



85354 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		97,114
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		106,575
TOTAL MARKET VALUE		203,689
SOH/AGL Deduction		96,109
ASSESSED VALUE		107,580
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,858
TOTAL JUST VALUE		203,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3154	N/A	18,990	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1015	4/17/2008	WD	U	I	07	100
GRANTOR: PRITZ JOHN & HELENE N						
GRANTEE: WILLIAMS H E TRUSTE						
1384/0588	1/25/2006	WD	Q	I		150,000
GRANTOR: THE PRITZ FAMILY TRUS						
GRANTEE: IVEY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24 $ PTR= E15 FUS=[YR=1993] E26 S12 W26 N12 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	43.15	AC		1.00	1.00	1.00	500.00	500.00	21,575							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 44.15 Total Land Value: 106,575 Market: 0 Agricultural: 0 Common: 106,575 PRINTED 07/30/2025 BY SYS