

TRACT 4 IN OR 839/1611
 R 816201 & R 816202
 MINER ROAD FOUR ACRES PB 5/218

SPIVEY CARLIS & JUDY C
 85442 MINER ROAD
 YULEE, FL 32097

2025

38-2N-27-1370-0004-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 50	
Interior Floo	14	CARPET 50	
Air Condition	01	NONE 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	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,212	100	1999
TOTALS	1,212		1,212
			25,598

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,212	88.0000	70.40	85,325	1972	1972	0	0	70.00	30.00		
1 M/H 93- - 100% - 0 Heated Area: 1212 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,212	100	1999	1,212	25,598								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			25,598
TOTAL MARKET OB/XF VALUE			672
TOTAL LAND VALUE - MARKET			85,850
TOTAL MARKET VALUE			112,120
SOH/AGL Deduction			77,108
ASSESSED VALUE			35,012
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			10,012
TOTAL JUST VALUE			112,120
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-576	MH MOVE-ON	6,000	08/01/1994
9073	MH MOVE-ON	1,500	10/20/1992
7485	MH MOVE-ON	1,069	09/26/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0839/1611	7/02/1998	WD U	U	I	11	31,000
GRANTOR: EZELL BEATRICE C						
GRANTEE: SPIVEY CARLIS & JUD						
0550/1160	8/24/1988	WD U	V	09		24,000
GRANTOR: FREDERICK HAROLD E						
GRANTEE: EZELL GEORGE W						

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
1	1242	WD DECK A	0	100	8	6			48.00	100	1999	1999	3	20	96	
2	0940	SHEDS/PORT	0	100	12	8			96.00	100	1999	1999	3	20	576	

85442 MINER RD, YULEE										BLD DATE		LGL DATE		05/08/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1999] W40 S24 E61 N12 W21 N12\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							