PT SEC 42-2N-27
IN OR 1884/115 & OR 2612/1766

HENDRY CASEY M & ASHLEY MALONE
85222 MINER RD
YULEE, FL 32097

2025

42-2N-27-0000-0004-0050

BUILDING CHARACTERISTICS

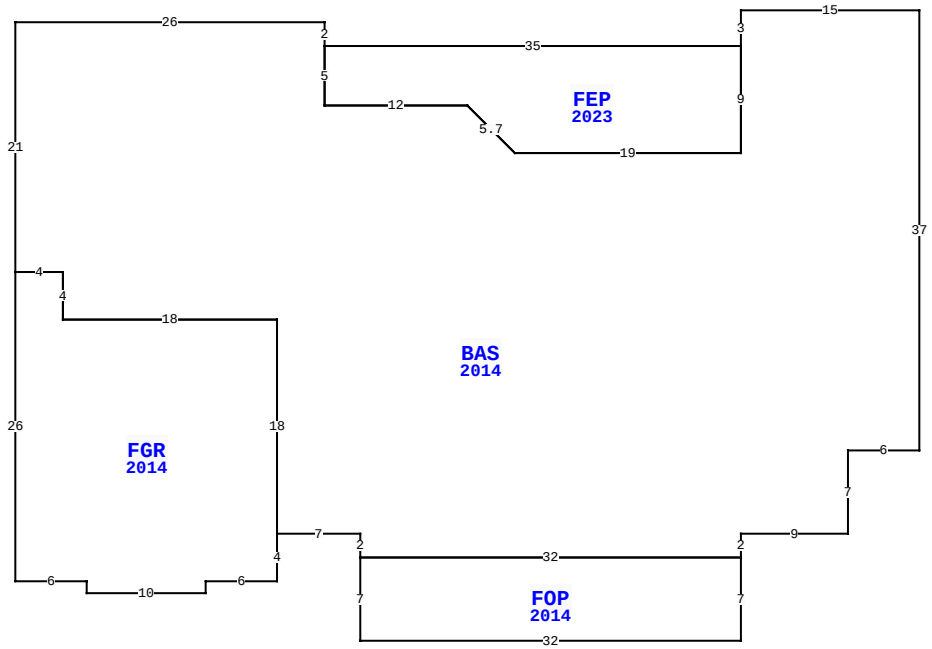
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,564	100	2014	2,564	376,157
FEP	259	80	2023	207	30,368
FGR	510	55	2014	280	41,078
FOP	224	30	2014	67	9,830
TOTALS	3,557			3,118	457,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,118	116.3800	153.62	478,987	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2015 Heated Area: 2564 HX Base Yr 2015



85222 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		528,414
TOTAL MARKET OB/XF VALUE		20,078
TOTAL LAND VALUE - MARKET		415,800
TOTAL MARKET VALUE		964,292
SOH/AGL Deduction		433,393
ASSESSED VALUE		530,899
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		480,177
TOTAL JUST VALUE		964,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		935,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001020	GARAGE	239,328	01/24/2023
C13-27769	CO'D		03/01/2014
B1327769	NEW CONSTR	314,836	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1766	1/09/2023	QC	U	V	11	100
GRANTOR: MALONE ROBIN H & DEBR						
GRANTEE: HENDRY CASEY & ASHL						
1884/0115	6/20/2012	QC	U	V	11	100
GRANTOR: MALONE ROBIN HENRY &						
GRANTEE: HENDRY CASEY MITHCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W15 S3 S9 W19 U4L4 W12 N5 N2 W26 S21 E4 S4 E18 S18 E7 S2 E32 N2 E9 N7 E6 N37 $
FGR=[YR=2014;ORIG=-76,22] S26 E6 S1 E10 N1 E6 N4 N18 W18 N4 W4 $
FEP=[YR=2023;ORIG=-15,3] W35 S5 E12 D4R4 E19 N9 $
FOP=[YR=2014;ORIG=-47,46] S7 E32 N7 W32 $
.

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	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2015	2015	3	95	4,446	
2	1242	WD DECK A	0	100	0	0	475.00	SF	10.00	10.00	100	2015	2015	3	65	3,088	
3	0812	CONCRETE C	0	100	0	0	3,136.00	SF	4.00	4.00	100	2024	2023		100	12,544	

LAND DESCRIPTION

TOTAL OB/XF 20,078

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	000131	C	RES CREEK	100		OR	0.00	0.00	330.00	FF		1.00	1.00	0.90	1,400.00	1,260.00	415,800							

REVIEW DATE 12/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 415,800 Market: 0 Agricultural: 0 Common: 415,800 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

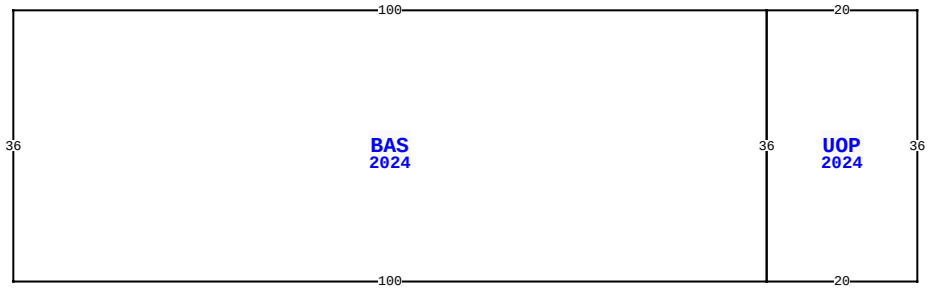
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	2024	3,600	68,251
UOP	720	20	2024	144	2,730
TOTALS	4,320			3,744	70,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,744	51.7500	19.15	71,698	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 3600 HX Base Yr 2015



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GRANTOR: MALONE ROBIN HENRY &						
GRANTEE: HENDRY CASEY MITHCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E100 S36 W100 N36 $
UOP=[YR=2024;ORIG=110,10] E20 S36 W20 N36 $
.

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

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