BLOCK 1 LOT 4
R787587 & R787588
YULEE WOODS #4 PB 5/301 & 302

MISCOVITCH EDWARD C
85289 DUANE RD
YULEE, FL 32097

2025

42-2N-27-4614-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

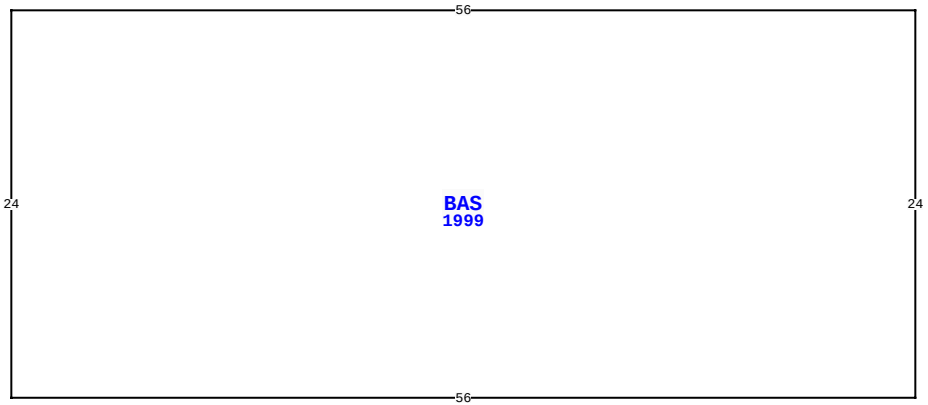
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1999	1,344	31,676
TOTALS	1,344			1,344	31,676

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	78.56	105,585	1971	1975	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1344 HX Base Yr 2022



85289 DUANE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		31,676
TOTAL MARKET OB/XF VALUE		4,617
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		121,293
SOH/AGL Deduction		30,523
ASSESSED VALUE		90,770
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,048
TOTAL JUST VALUE		121,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,559

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$.

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	0820	WOOD WALK	0	100	0	0	112.00	SF	11.75	11.75	100	1995	1995	3	40	526	
2	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1995	1995	3	20	160	
3	0351	CARPORT MT	0	100	28	18	504.00	SF	10.00	10.00	100	2024	2018		78	3,931	

LAND DESCRIPTION

TOTAL OB/XF 4,617

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	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS