TRACT 62
YULEE HILLS PB 4/31

IVEY CHRISTOPHER L
85354 MINER RD
YULEE, FL 32097

2025

51-3N-27-4881-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

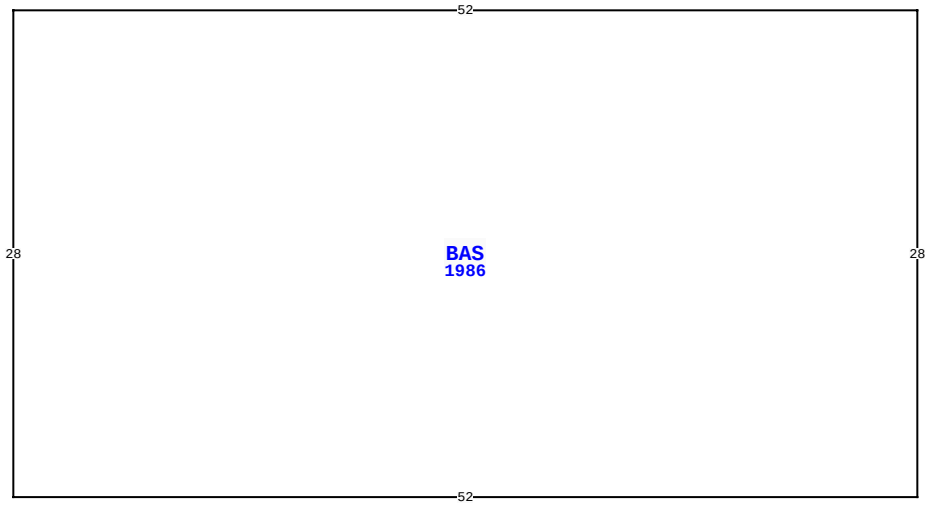
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1986	1,456	30,135
TOTALS	1,456			1,456	30,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	86.2400	68.99	100,449	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1456 HX Base Yr



86097 JEAN RD, YULEE

BLD DATE	11/18/2019	KKA	LGL DATE	
XF DATE	11/18/2019	KKA	LAND DATE	05/05/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,135
TOTAL MARKET OB/XF VALUE	1,232
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	116,367
SOH/AGL Deduction	43,137
ASSESSED VALUE	73,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,230
TOTAL JUST VALUE	116,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M025841	H/AC	0	05/01/2002
MH013706	MH MOVE-ON	0	12/01/2001
8033	MH MOVE-ON	13,500	01/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/401	6/12/2025	WD	Q	I	01	130,000
GRANTOR: JONES WILLIAM H						
GRANTEE: IVEY CHRISTOPHER L						
2070/1200	9/08/2016	WD	U	I	37	8,000
GRANTOR: BLOCKER DOUGLAS L						
GRANTEE: JONES WILLIAM H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1986] W52 S28 E52 N28$.

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	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2002	2002	3	20	72	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	

LAND DESCRIPTION

TOTAL OB/XF 1,232

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	0		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/24/2022 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS