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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

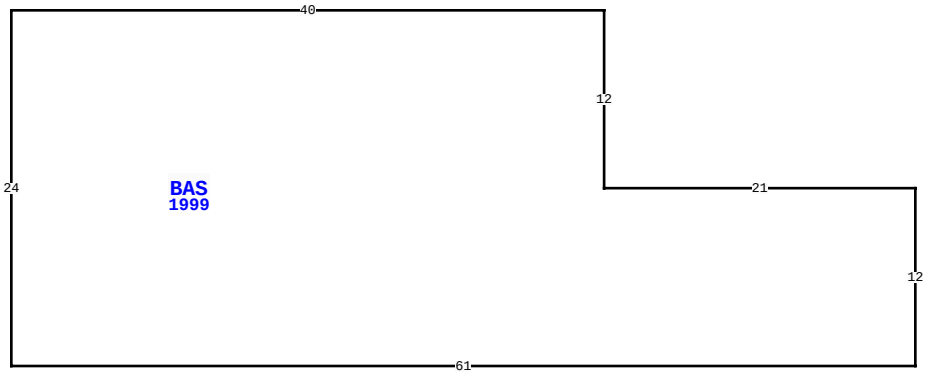
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1999	1,212	27,197
TOTALS	1,212			1,212	27,197

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	74.80	90,658	1972	1972	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1212 HX Base Yr



85442 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		27,197
TOTAL MARKET OB/XF VALUE		672
TOTAL LAND VALUE - MARKET		90,900
TOTAL MARKET VALUE		118,769
SOH/AGL Deduction		82,812
ASSESSED VALUE		35,957
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,957
TOTAL JUST VALUE		118,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,120

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	100	8	6	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1999	1999	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 672

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	1.01	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS