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

MISCOVITCH EDWARD C
85289 DUANE RD
YULEE, FL 32097

**2026**

**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 |

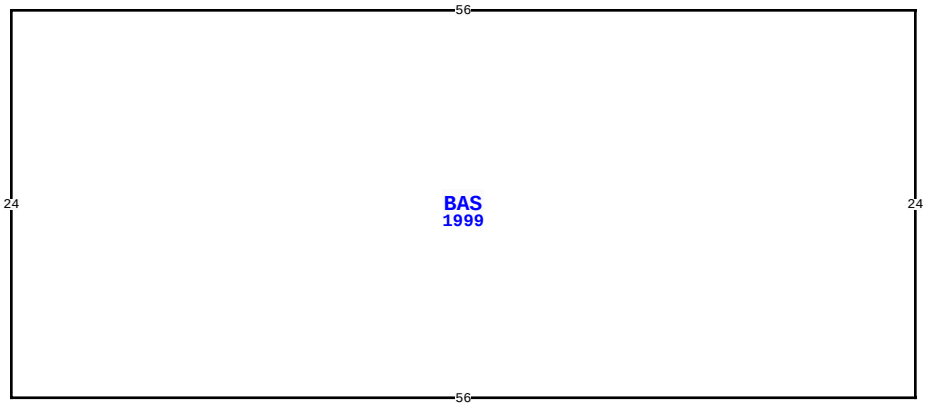
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | 1999 | 1,344 | 33,655 |
| TOTALS | 1,344 | | | 1,344 | 33,655 |

## 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 | 83.47 | 112,184 | 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 | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 33,655 |
| TOTAL MARKET OB/XF VALUE | | 4,416 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 128,071 |
| SOH/AGL Deduction | | 34,850 |
| ASSESSED VALUE | | 93,221 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 41,810 |
| TOTAL JUST VALUE | | 128,071 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 121,293 |

| 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 | | 74 | 3,730 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,416

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS