IN OR 1512/700

SOWELL MICHAEL J
PO BOX 65
YULEE, FL 32041-0065

2023

04-2N-27-0000-0003-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

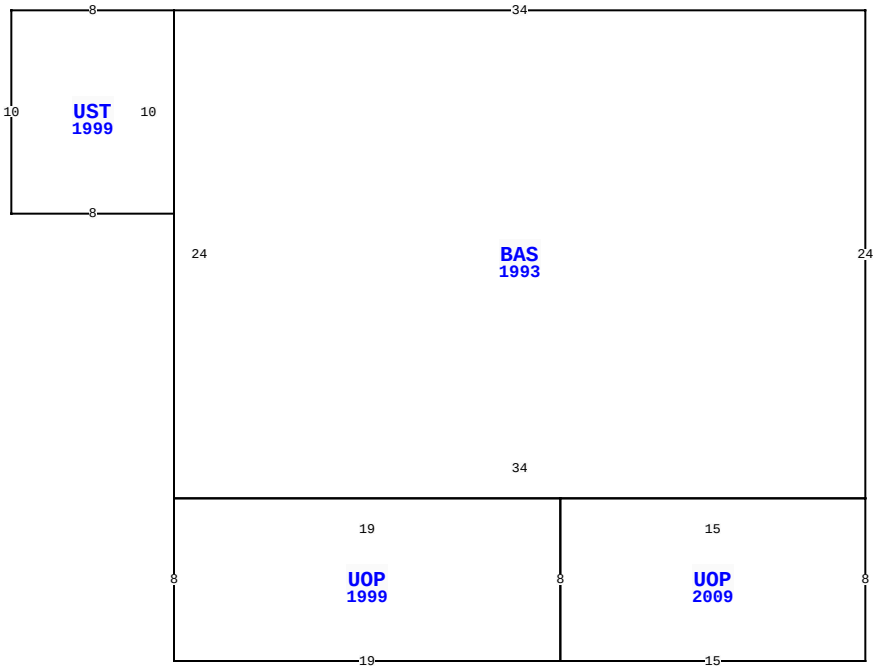
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	54,614
UOP	152	20	30	2,008
UOP	120	20	24	1,606
UST	80	45	36	2,409
TOTALS	1,168		906	60,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	906	96.0000	86.64	78,496	1960	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 2007 Heated Area: 816 HX Base Yr 2007



85885 NORTH HARTS 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		60,638
TOTAL MARKET OB/XF VALUE		382
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		261,020
SOH/AGL Deduction		165,733
ASSESSED VALUE		95,287
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,287
TOTAL JUST VALUE		261,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12192	REPAIR/RRF	150	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/0700	7/13/2007	QC	U	I	01	100
GRANTOR: SOWELL MICHAEL J & ST						
GRANTEE: SOWELL MICHAEL J						
0318/0620	7/01/1980	WD	Q	I		17,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UST=[YR=1999] W8 S10 E8 N10$ S24
UOP=[YR=1999] S8 E19 UOP=[YR=2009] E15 N8 W15 S8$ N8 W19$ E34 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	0940	SHEDS/PORT	0	100	8	6	48.00	SF	17.70	17.70	100	2009	2009	3	45	382	

LAND DESCRIPTION

TOTAL OB/XF 382

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	000115	C	SFR ACRES	100		RS-2	0.00	0.00	2.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	200,000							

REVIEW DATE 03/02/2020 BY NWA Total Acres: 2.50 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS