IN OR 2087/1464

OLIVER ANITA FAYE
85753 NORTH HARTS RD
YULEE, FL 32097

2023

04-2N-27-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

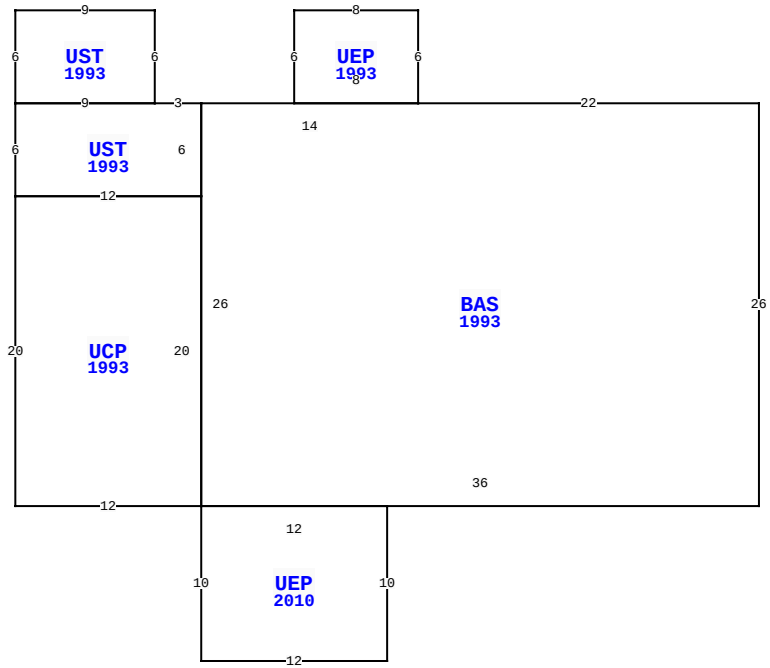
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	41,899
UCP	240	20	48	2,149
UEP	48	60	29	1,298
UEP	120	60	72	3,223
UST	54	45	24	1,074
UST	72	45	32	1,432
TOTALS	1,470		1,141	51,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,141	80.0000	72.20	82,380	1961	1961	0	0	0	38.00	62.00

1 SINGLE FAM – 100% - 2017 Heated Area: 936 HX Base Yr 2017



85753 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,076
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		66,400
TOTAL MARKET VALUE		117,476
SOH/AGL Deduction		34,235
ASSESSED VALUE		83,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,241
TOTAL JUST VALUE		117,476
NCON VALUE		19,708
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23337	XFOB	7,424	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2087/1464	12/08/2016	QC	U	I	11	100
GRANTOR: MUSGROVE MAXINE F A/K						
GRANTEE: OLIVER ANITA FAYE						
0227/0397	1/01/1976	AD	U	I		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UEP=[YR=1993] N6 W8 S6E8 $ W14
UST=[YR=1993] W3 UST=[YR=1993] N6 W9 S6 E9$ W9 S6
UCP=[YR=1993] S20 E12 N20 W12$ E12 N6 $ S26 UEP=[YR=2010]
S10 E12 N10W12$ E36 N26$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100	0006	OR	0.00	0.00	0.83	AC		1.00	1.00	1.00	80,000.00	80,000.00	66,400							

REVIEW DATE 03/17/2020 BY NWA Total Acres: 0.83 Total Land Value: 66,400 Market: 0 Agricultural: 0 Common: 66,400 PRINTED 08/02/2023 BY SYS