

PT OR 2042/242
(EX 4-19)
1995 SKYL SW/MH

HKT PROPERTIES LLC
86064 MARTIN LANE
YULEE, FL 32097

2023

04-2N-27-0000-0004-0130



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 100	0800	02	1,064	122.8000	85.96	91,461	1995	1995	0	0	65.00	35.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0													Heated Area: 1064 HX Base Yr									
Roof Cover	12	MODULAR MT 100	147614 BAS 2008																						
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	08	SHT VINYL 30																							
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			03	Quality Level 03																					
DOR CODE			0200MOBILE HOME																						
MAP NUM																MKT AREA		04							
NEIGHBORHOOD/LOC			4053.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,064	100	1,064	32,011																					
TOTALS			1,064	1,064	32,011																				
EXTRA FEATURES			85733 NORTH HARTS RD, YULEE																						
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								
5	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2008	2008	3	90	2,340									
6	0810	CONCRETE A	0	0	0	0	70.00	SF	6.50	6.50	100	2008	2008	3	90	410									
7	0812	CONCRETE C	0	0	0	0	2,491.00	SF	4.00	4.00	100	2003	2003	3	84	8,370									
8	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	2008	2008	3	90	1,123									
9	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	2008	2008	3	90	983									
10	1126	CB/STC 8"	0	0	0	0	109.00	SF	8.00	8.00	100	2008	2008	3	90	785									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0			0.00	0.00	0.88	AC		1.00	1.00	1.00	80,000.00	80,000.00	70,400								
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.12	AC		1.00	1.00	1.00	100.00	100.00	12								
REVIEW DATE 10/05/2022 BY NWA Total Acres: 1.00 Total Land Value: 70,412 Market: 0 Agricultural: 0 Common: 70,412 PRINTED 08/02/2023 BY SYS																									