PT OF TRACT A IN OR 935/325
(EX ESMT IN OR 390/469 &
OR 463/137)

DUNMAN MARSHALL W EST
85765 NORTH HARTS RD
YULEE, FL 32097

**2023**

**04-2N-27-4290-000A-0020**

## NASSAU COUNTY PROPERTY



## 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

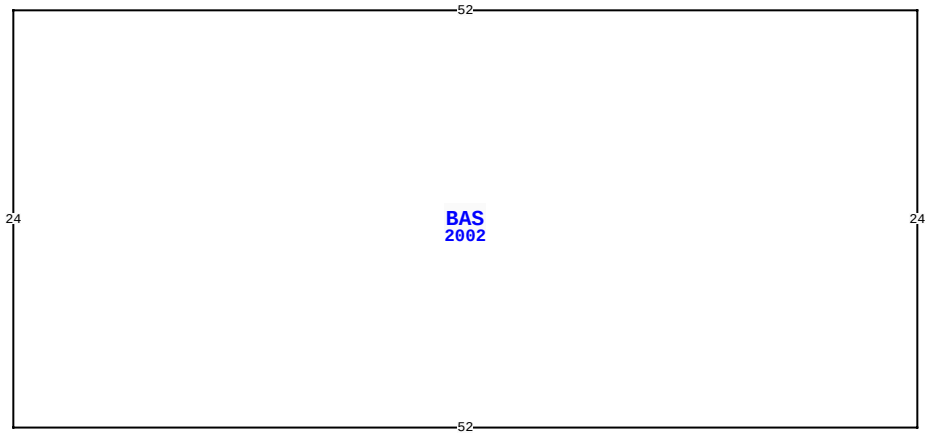
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,248 | 100 | 1,248 | 28,522 |
| TOTALS | 1,248 | | 1,248 | 28,522 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,248 | 117.2000 | 76.18 | 95,073 | 1981 | 1981 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr




85783 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 | 66,788 |
| TOTAL MARKET OB/XF VALUE | 257 |
| TOTAL LAND VALUE - MARKET | 213,925 |
| TOTAL MARKET VALUE | 280,970 |
| SOH/AGL Deduction | 143,703 |
| ASSESSED VALUE | 137,267 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 137,267 |
| TOTAL JUST VALUE | 280,970 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 196,368 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0311145 | CHNGE SRVC | 0 | 05/01/2003 |
| 8462 | TEMP POLE | 200 | 09/25/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0937/1988 | 6/05/2000 | WD | U | I | 07 | 100 |
| GRANTOR: TAYLOR JAMES L | | | | | | |
| GRANTEE: DUNMAN MARSHALL W | | | | | | |
| 0935/0325 | 6/05/2000 | WD | U | I | 11 | 75,000 |
| GRANTOR: TAYLOR JAMES L | | | | | | |
| GRANTEE: DUNMAN MARSHALL W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W52 S24 E52 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 14 | 12 | 64.00 | SF | 20.10 | 20.10 | 100 | 1995 | 1995 | 3 | 20 | 257 | |

## LAND DESCRIPTION

TOTAL OB/XF 257

| 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 | 0 | 0005 | OR | 0.00 | 0.00 | 2.67 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 213,600 | | | | | | | |
| 2 | 009630 | C | SWAMP | 0 | | | 0.00 | 0.00 | 0.65 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 325 | | | | | | | |

REVIEW DATE 03/17/2020 BY NWA Total Acres: 3.32 Total Land Value: 213,925 Market: 0 Agricultural: 0 Common: 213,925 PRINTED 08/02/2023 BY SYS

PT OF TRACT A IN OR 935/325
(EX ESMT IN OR 390/469 &
OR 463/137)

DUNMAN MARSHALL W EST
85765 NORTH HARTS RD
YULEE, FL 32097

**2023**

**04-2N-27-4290-000A-0020**

## 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 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 0200 MOBILE HOME

MAP NUM | MKT AREA 04

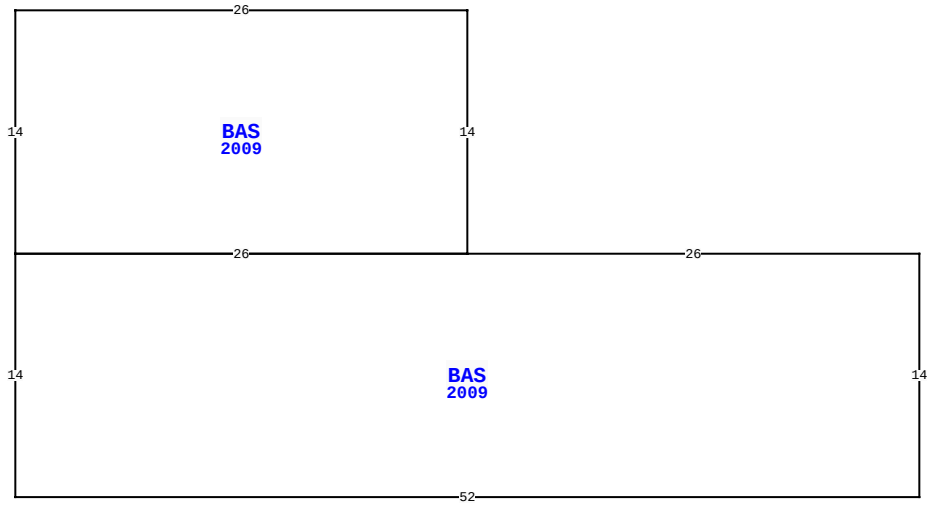
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 364 | 100 | 364 | 6,942 |
| BAS | 728 | 100 | 728 | 13,884 |
| TOTALS | 1,092 | | 1,092 | 20,825 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,092 | 97.8000 | 63.57 | 69,418 | 1988 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 1092 HX Base Yr




85783 NORTH HARTS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 66,788 |
| TOTAL MARKET OB/XF VALUE | 257 |
| TOTAL LAND VALUE - MARKET | 213,925 |
| TOTAL MARKET VALUE | 280,970 |
| SOH/AGL Deduction | 143,703 |
| ASSESSED VALUE | 137,267 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 137,267 |
| TOTAL JUST VALUE | 280,970 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 196,368 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0937/1988 | 6/05/2000 | WD | U | I | 07 | 100 |
| GRANTOR: TAYLOR JAMES L | | | | | | |
| GRANTEE: DUNMAN MARSHALL W | | | | | | |
| 0935/0325 | 6/05/2000 | WD | U | I | 11 | 75,000 |
| GRANTOR: TAYLOR JAMES L | | | | | | |
| GRANTEE: DUNMAN MARSHALL W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W26 BAS=[YR=2009] N14 W26 S14 E26 $ W26 S14 E52 N14 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 03/17/2020 BY NWA Total Acres: 3.32 Total Land Value: 213,925 Market: 0 Agricultural: 0 Common: 213,925 PRINTED 08/02/2023 BY SYS

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**2023**

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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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|---|---|---|
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| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

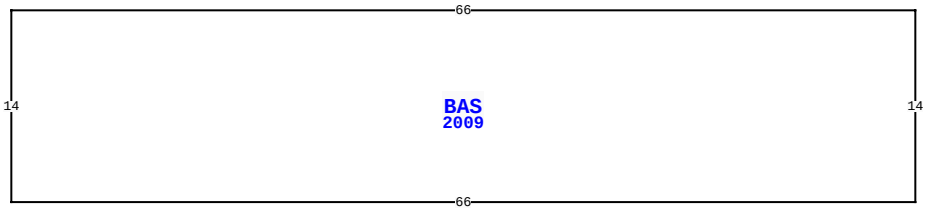
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 17,441 |
| TOTALS | 924 | | 924 | 17,441 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 924 | 96.8000 | 62.92 | 58,138 | 1988 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

3 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr




85783 NORTH HARTS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
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| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 196,368 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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| 0937/1988 | 6/05/2000 | WD | U | I | 07 | 100 |
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| GRANTEE: DUNMAN MARSHALL W | | | | | | |
| 0935/0325 | 6/05/2000 | WD | U | I | 11 | 75,000 |
| GRANTOR: TAYLOR JAMES L | | | | | | |
| GRANTEE: DUNMAN MARSHALL W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W66 S14 E66 N14 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 03/17/2020 BY NWA Total Acres: 3.32 Total Land Value: 213,925 Market: 0 Agricultural: 0 Common: 213,925 PRINTED 08/02/2023 BY SYS