BLOCK 23 LOTS 3 4 5
IN OR 1785/220
TOWN OF YULEE-SNOWBALL ADD

HALE MARY LOU
85923 NORTH HARTS ROAD
YULEE, FL 32097

2023

04-2N-27-4300-0023-0030

BUILDING CHARACTERISTICS

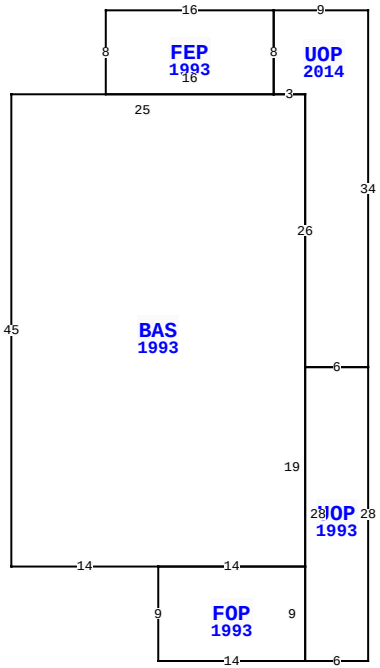
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,260	100	1,260	93,557
FEP	128	80	102	7,574
FOP	126	30	38	2,822
UOP	168	20	34	2,525
UOP	228	20	46	3,416
TOTALS	1,910		1,480	109,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	111.1800	100.34	148,503	1960	1970	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1260 HX Base Yr 2013



85923 NORTH HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,892
TOTAL MARKET OB/XF VALUE		4,586
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		244,478
SOH/AGL Deduction		149,476
ASSESSED VALUE		95,002
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,002
TOTAL JUST VALUE		244,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0223	REPAIR/RRF	1,200	06/01/1994
3905	N/A	320	02/25/1987
3842	N/A	480	01/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1785/0220	3/21/2012	QC	U	I	11	22,800
GRANTOR: EH POOLED 1111 LP						
GRANTEE: HALE MARY LOU						
1770/0566	12/12/2011	QC	U	I	11	14,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: EH POOLED 1111 LP						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2014] N34 W9 S8 E3 S26 E6 $ UOP=[YR=1993] W6
BAS=[YR=1993] N26 W3 FEP=[YR=1993] N8 W16 S8 E16 $ W25 S45
E14 FOP=[YR=1993] S9 E14 N9 W14 $ E14 N19$ S28 E6 N28 $.

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	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2018	2018	3	98	4,586	

LAND DESCRIPTION

TOTAL OB/XF 4,586

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	SFR	100		RS-2	72.00	100.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							
2	000100	C	SFR	100		RS-2	144.00	97.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/02/2020 BY NWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS