IN OR 2443/1908
(EX OR 1504/233)
ESMT OR 918/204

HARVESTER FLORIDA LLC
4545 ORTEGA BLVD
JACKSONVILLE, FL 32210

2023

08-2N-27-0000-0005-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

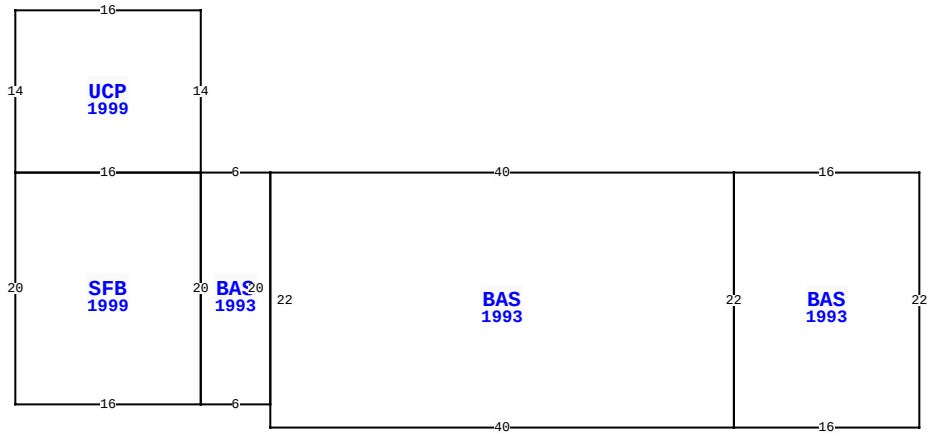
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	120	100	120	2,956
BAS	352	100	352	8,672
BAS	880	100	880	21,680
SFB	320	80	256	6,307
UCP	224	20	45	1,109
TOTALS	1,896		1,653	40,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,653	91.6000	82.67	136,654	1928	1965	0	0	40	30.20	29.80

1 SINGLE FAM – 0% - 0 Heated Area: 1608 HX Base Yr



85119 ETHYL LN, 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	40,723
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	112,723
SOH/AGL Deduction	20,548
ASSESSED VALUE	92,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,175
TOTAL JUST VALUE	112,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2443/1908	3/17/2021	WD	U	I	37	73,000
GRANTOR: KNIGHT JANA						
GRANTEE: HARVESTER FLORIDA L						
2223/0081	8/29/2018	QC	U	I	11	100
GRANTOR: SCOTT JANICE						
GRANTEE: JONES DWAYNE & JANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=1993] W40 BAS=[YR=1993] W6
UCP=[YR=1999] N14 W16 S14 SFB=[YR=1999] S20 E16 N20 W16$ E16$
S20 E6 N20$ S22 E40 N22$ S22 E16 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	80,000.00	72,000.00	72,000							

REVIEW DATE 12/03/2019 BY KWA Total Acres: 1.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS