PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2591/1218

HAMBRICK EMILY B/HAMBRICK ETHAN J ET AL
85257 HARTS RD
YULEE, FL 32097

2023

42-2N-27-0000-0073-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

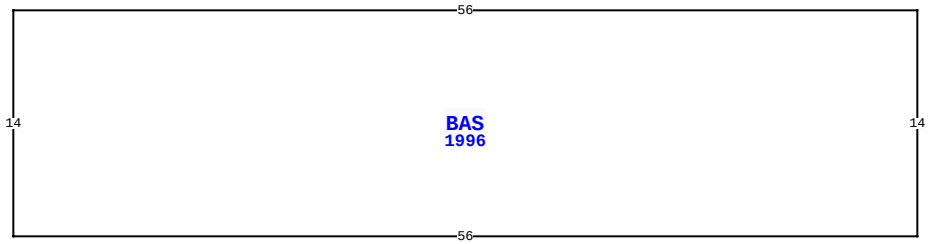
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	9,526
TOTALS	784		784	9,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	62.3000	40.50	31,752	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



85259 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	9,526
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,200
TOTAL MARKET VALUE	36,726
SOH/AGL Deduction	0
ASSESSED VALUE	36,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,726
TOTAL JUST VALUE	36,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1218	9/19/2022	WD	U	I	11	100
GRANTOR: HAMBRICK EMILY B & ET						
GRANTEE: HAMBRICK EMILY B &						
2172/1917	1/27/2018	QC	U	I	11	215,000
GRANTOR: HAMBRICK RICHARD						
GRANTEE: HAMBRICK EMILY BRIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S14 E56 N14$.

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	0006		0.00	0.00	0.34	AC		1.00	1.00	1.00	80,000.00	80,000.00	27,200							

REVIEW DATE 10/13/2022 BY NW Total Acres: 0.34 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 08/02/2023 BY SYS