PARCELS 80-1 & 80-6
IN OR 1454/1414 & OR 1498/1244

FREEMAN THOMAS H
85105 HARTS RD
YULEE, FL 32097

2023

42-2N-27-0000-0080-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

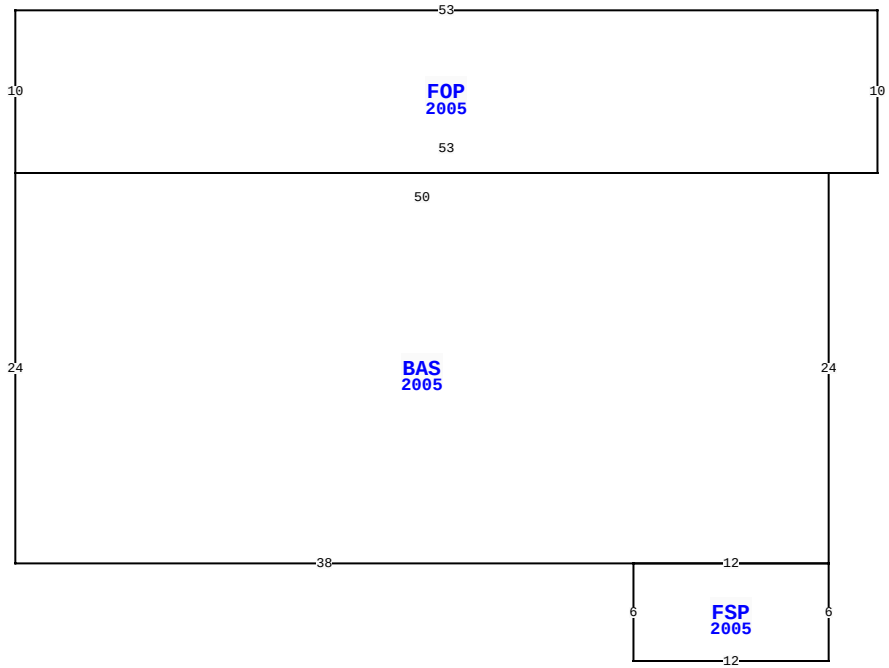
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	114,693
FOP	530	30	159	15,197
FSP	72	40	29	2,772
TOTALS	1,802		1,388	132,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,388	131.5600	118.73	164,797	1960	1983	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1200 HX Base Yr



85105 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		132,662
TOTAL MARKET OB/XF VALUE		39,081
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		416,743
SOH/AGL Deduction		180,276
ASSESSED VALUE		236,467
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,467
TOTAL JUST VALUE		416,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516308	CO ISSUED	0	03/27/2006
B0516308	FOUNDATION	0	03/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1454/1414	10/25/2006	WD	Q	I		275,000
GRANTOR: PLATT M B & JANICE A						
GRANTEE: FREEMAN THOMAS H						
1114/1396	2/20/2003	WD	Q	I		144,500
GRANTOR: CLAXTON MILDRED O						
GRANTEE: PLATT M B & JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W53 S10 BAS=[YR=2005] S24 E38 FSP=[YR=2005] S6 E12 N6 W12$ E12 N24 W50$ E53 N10$.

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
3	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	2005	2005	3	87	2,895	
4	0300	BOAT DCK W	0	100	0	0	675.00	SF	40.00	40.00	100	2005	2005	3	44	11,880	
5	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	1998	1998	3	77	961	
6	0803	ASPHALT C	0	100	0	0	1,440.00	SF	1.00	1.00	100	1995	1995	3	50	720	
7	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	1999	1999	3	79	2,136	
8	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
9	0350	CARPORT WD	0	100	16	8	128.00	SF	13.00	13.00	100	2000	2000	3	20	333	
10	0300	BOAT DCK W	0	100	16	15	240.00	SF	40.00	40.00	100	2000	2000	3	29	2,784	
11	0830	FLAGSTONE	0	100	30	8	240.00	SF	12.00	12.00	100	1989	1989	3	59.5	1,714	
12	0811	CONCRETE B	0	100	30	27	810.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,506	

TOTAL OB/XF 27,081

LAND DESCRIPTION

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	000116	C	SFR MARSH	100	0006	RM	98.00	336.00	98.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	122,500							
2	000116	C	SFR MARSH	100	0006	RM	98.00	314.00	98.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	122,500							

REVIEW DATE 06/08/2017 BY SBX Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 08/02/2023 BY SYS

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TOTALS				

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
13	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
14	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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

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