



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	20	FACE BRICK 100	0100	01	2,013	102.1062	92.15	185,498	2001	2006	0	0	12.00	88.00											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1746 HX Base Yr									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 80																							
Interior Floo	14	CARPET 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																							
BUD4 Adjustme	04	. 100																							
Occupancy	00	NONE 100																							
Quality			06	Quality Level 06																					
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	1,746	100	1,746	141,587																					
FGR	400	55	220	17,840																					
FOP	24	30	7	568																					
PTO	800	5	40	3,244																					
TOTALS			2,970	2,013	163,238																				
EXTRA FEATURES			85095 HARTS RD, YULEE																						
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								
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010									
4	0681	POLE SHED	0	0	6	6	36.00	SF	15.00	15.00	100	1995	1995	3	24	130									
5	0681	POLE SHED	0	0	8	6	48.00	SF	15.00	15.00	100	2001	2001	3	30	216									
6	0681	POLE SHED	0	0	8	6	48.00	SF	15.00	15.00	100	2001	2001	3	30	216									
7	0510	GARAGE WD-	0	0	39	23	897.00	SF	35.00	35.00	100	2001	2001	3	30	9,419									
8	0810	CONCRETE A	0	0	0	0	516.00	SF	6.50	6.50	100	2003	2003	3	84	2,817									
9	0300	BOAT DCK W	0	0	0	0	624.00	SF	40.00	40.00	100	2012	2012	3	71	17,722									
10	0351	CARPORT MT	0	0	20	24	480.00	SF	10.00	10.00	100	2018	2018	3	86	4,128									
TOTAL OB/XF 37,658																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	RM	150.00	403.00	150.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	187,500								
REVIEW DATE 04/01/2021 BY NW Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS																									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		163,238
TOTAL MARKET OB/XF VALUE		37,658
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		388,396
SOH/AGL Deduction		111,090
ASSESSED VALUE		277,306
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		277,306
TOTAL JUST VALUE		388,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002944	REPAIR/RRF	10,000	04/20/2020
B1429256	PERGOLA	13,932	08/01/2014
B1428947	PATIO	11,555	06/01/2014
B018772	NEW CONSTR	119,417	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/1185	2/05/2020	WD	Q	I	01	320,000
GRANTOR: JETER STEVEN R & PAME						
GRANTEE: AUTORE BURL A & SAN						
1806/1102	8/02/2012	WD	Q	I	01	175,000
GRANTOR: PEACOCK DANIEL C & LA						
GRANTEE: JETER STEVEN R & PA						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2001] W12 PTO=[YR=2014] N20 W40 S20 E40\$ W40 S41 E11 N2 E15 FOP=[YR=2001] E6 FGR=[YR=2001] S6 E20 N20 W20 S14 \$ N4 W6 S4 \$ N4 E6 N10 E20 N25 \$.	