L/E OR 1842/302

EGGERS WANDA O L/E/
85050 HARTS LN
YULEE, FL 32097

2023

42-2N-27-0000-0083-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

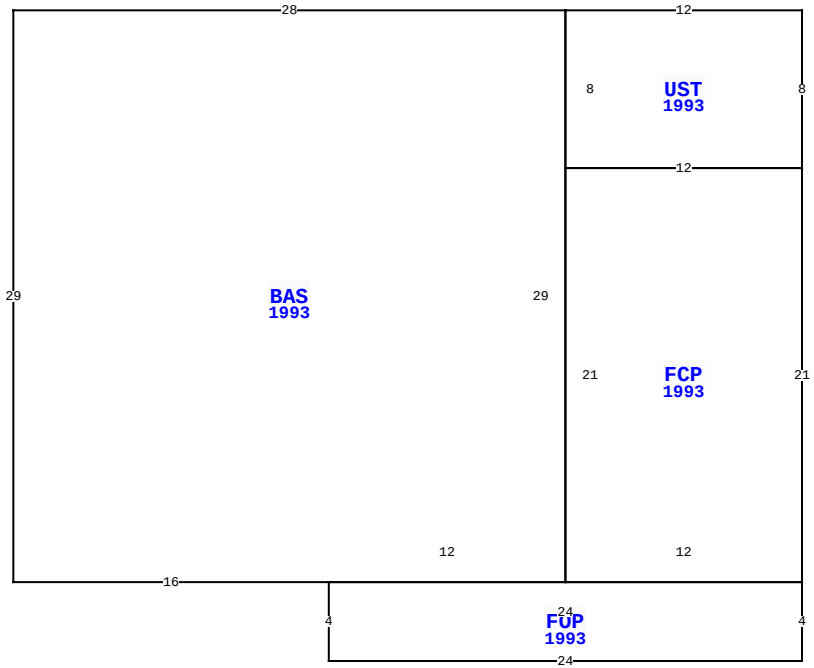
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	812	55,140
FCP	252	25	63	4,278
FOP	96	30	29	1,969
UST	96	45	43	2,920
TOTALS	1,256		947	64,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	947	101.0000	91.15	86,319	1972	1972	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2013 Heated Area: 812 HX Base Yr



85050 HARTS LN, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,308
TOTAL MARKET OB/XF VALUE		1,621
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		103,429
SOH/AGL Deduction		38,863
ASSESSED VALUE		64,566
TOTAL EXEMPTION VALUE	13	64,566
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		103,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009171	REPAIR/RRF	8,500	10/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1842/0302	2/18/2012	QC	U	I	11	100
GRANTOR: EGGERS WANDA O & TONY						
GRANTEE: EGGERS WANDA O & TO						
1842/0301	2/18/2013	QC	U	I	11	100
GRANTOR: WOMACK ALAGENE O						
GRANTEE: EGGERS WANDA O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S29 E16 FOP=[YR=1993] S4 E24 N4W24$ E12 FCP=[YR=1993] E12 N21 UST=[YR=1993] N8 W12 S8E12$ W12S21$ N29$.

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	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	1976	1976	3	28	349	
2	0940	SHEDS/PORT	0	100	8	9	72.00	SF	30.00	30.00	100	1980	1980	3	20	432	
3	0681	POLE SHED	0	100	10	28	280.00	SF	15.00	15.00	100	1978	1978	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 1,621

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		RM	190.00	120.00	1.00	LT		1.00	1.00	0.75	50,000.00	37,500.00	37,500							

REVIEW DATE 11/28/2017 BY SB Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS