IN OR 1461/727
PARCELS 85-1 & 85-2

WILSON DAVID GLEN EST
C/O JENNIFER M WILSON, 85011 HARTS RD
YULEE, FL 32097

2023

42-2N-27-0000-0085-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

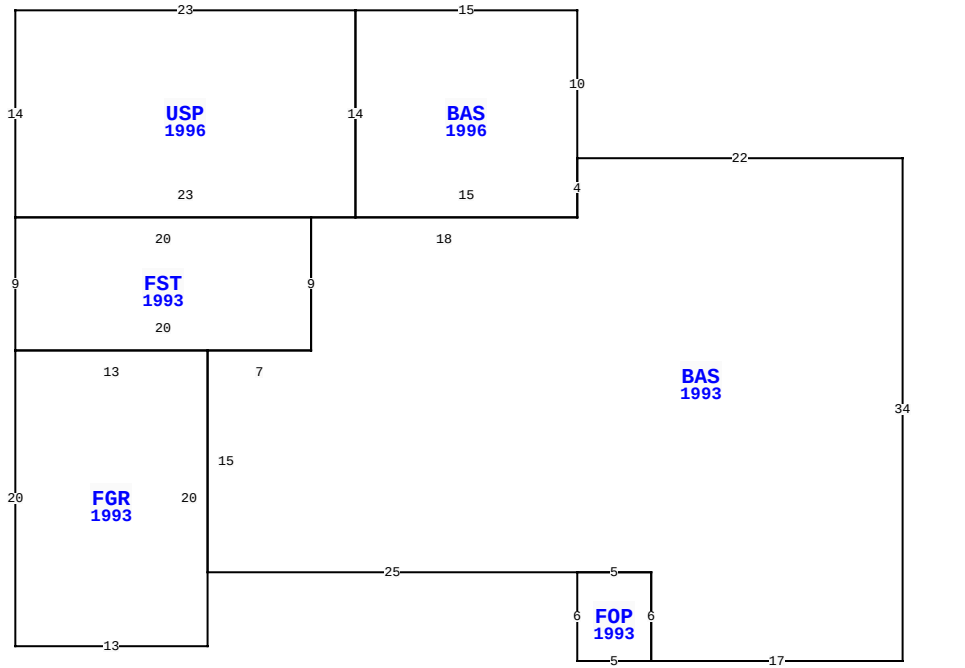
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,255	100	1,255	95,564
BAS	210	100	210	15,991
FGR	260	55	143	10,889
FOP	30	30	9	685
FST	180	55	99	7,538
USP	322	30	97	7,387
TOTALS	2,257		1,813	138,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	125.0000	112.81	204,525	1977	1977	0	0	0	32.50	67.50

1 SINGLE FAM – 100% - 2004 Heated Area: 1465 HX Base Yr 2004



85011 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		146,462
TOTAL MARKET OB/XF VALUE		6,290
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		232,752
SOH/AGL Deduction		109,982
ASSESSED VALUE		122,770
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		67,770
TOTAL JUST VALUE		232,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970666	REPAIR/RRF	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/0727	11/27/2006	QC	U	I	07	100
GRANTOR: WILSON TWILA E ETAL						
GRANTEE: WILSON DAVID GLEN &						
1457/1674	11/08/2006	QC	U	I	07	100
GRANTOR: WILSON TWILA ELAINE						
GRANTEE: WILSON DAVID GLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=1996] N10 W15 USP=[YR=1996] W23 S14 FST=[YR=1993] S9 FGR=[YR=1993] S20 E13 N20 W13 $ E20 N9 W20 $ E23 N14 $ S14 E15 N4 $ S4 W18 S9 W7 S15 E25 FOP=[YR=1993] S6 E5 N6 W5 $ E5 S6 E17 N34 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
3	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20	5.20	100	1982	1982	3	41	1,185	
4	0811	CONCRETE B	0	100	0	0	1,258.00	SF	5.20	5.20	100	1984	1984	3	47	3,075	

LAND DESCRIPTION

TOTAL OB/XF 6,290

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	0006	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/02/2023 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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YULEE, FL 32097

2023

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BUILDING CHARACTERISTICS

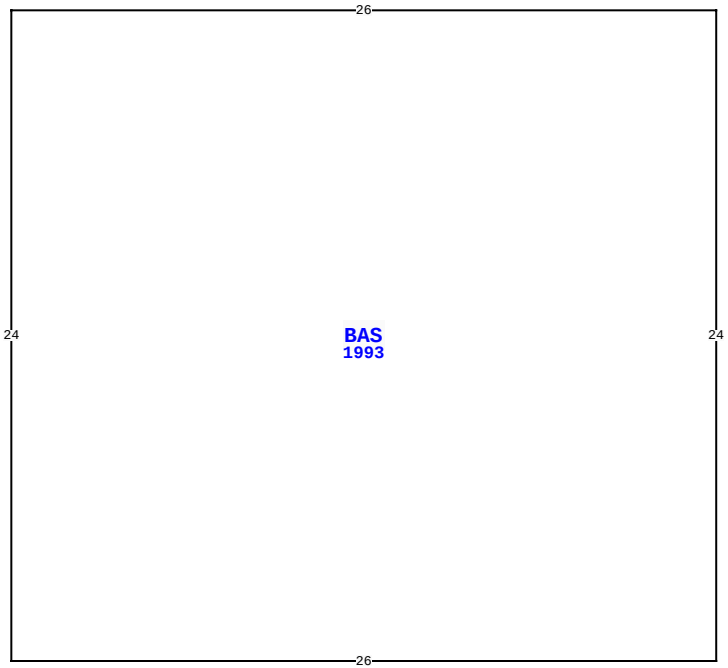
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	8,409
TOTALS	624		624	8,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	77.0000	26.95	16,817	1984	1984	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2004 Heated Area: 624 HX Base Yr 2004



85011 HARTS RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1457/1674	11/08/2006	QC	U	I	07	100
GRANTOR: WILSON TWILA ELAINE						
GRANTEE: WILSON DAVID GLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/02/2023 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS