IN OR 509 PG 523
PARS 88-2 & 90

BRAZELL LINDA J
P O BOX 485
YULEE, FL 32041-0485

2023

42-2N-27-0000-0088-0020

NASSAU COUNTY PROPERTY

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

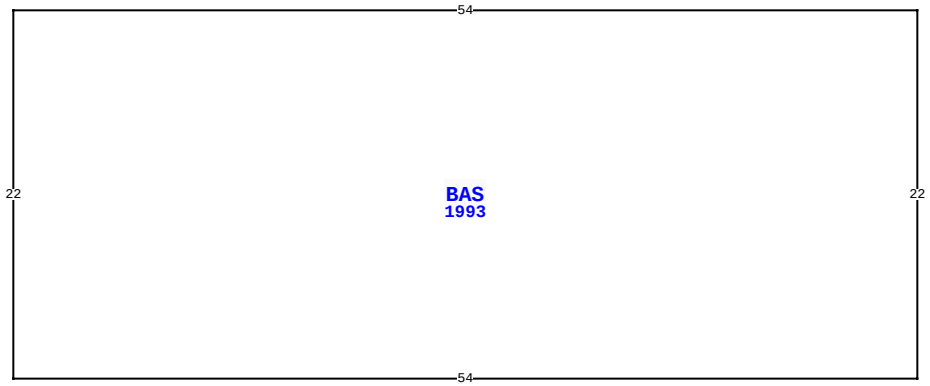
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	12,058
TOTALS	1,188		1,188	12,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,188	58.0000	20.30	24,116	1946	1946	0	0	0	50.00	50.00

3 GARAGE RES – 0% - 0 Heated Area: 1188 HX Base Yr



85327 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	12,058
TOTAL MARKET OB/XF VALUE	19,125
TOTAL LAND VALUE - MARKET	119,200
TOTAL MARKET VALUE	150,383
SOH/AGL Deduction	57,191
ASSESSED VALUE	93,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,192
TOTAL JUST VALUE	150,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0509/0523	1/27/1987	WD	Q	V		15,000
GRANTOR: HARRIS THOMAS H SR						
GRANTEE: BRAZELL LARRY & L J						
0443/0750	1/01/1985	AD	U	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S22 E54 N22 $.

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	1242	WD DECK A	0	0	5	8	40.00	SF	10.00	10.00	100	1994	1994	3	20	80	
3	0810	CONCRETE A	0	0	8	22	176.00	SF	6.50	6.50	100	1990	1990	3	62	709	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
8	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	2000	2000	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 19,125

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	80,000.00	80,000.00	119,200							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 1.49 Total Land Value: 119,200 Market: 0 Agricultural: 0 Common: 119,200 PRINTED 08/02/2023 BY SYS