LOT 3
WIDE ROAD ACRES PB 5/404-406

RAND CHRISTINE M & JOHN WESLEY V
85545 NORTH HARTS ROAD
YULEE, FL 32097

2023

42-2N-27-4487-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

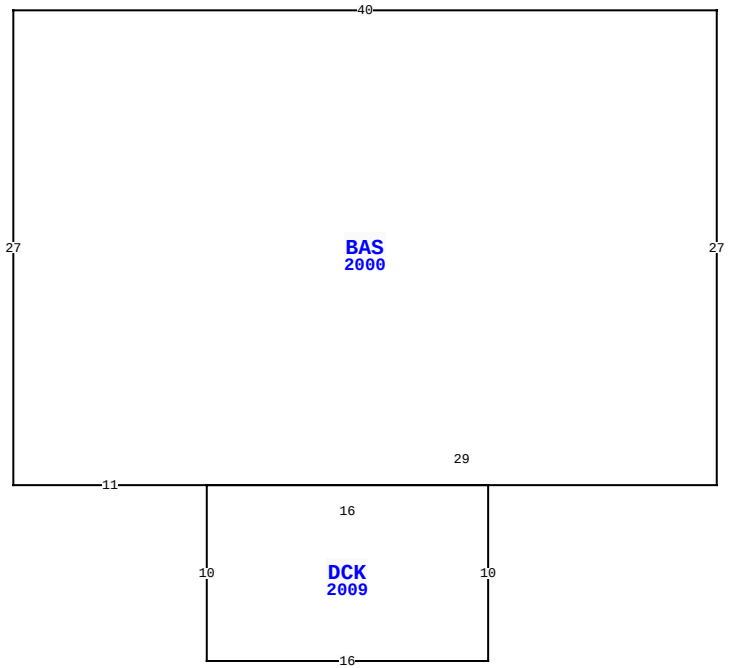
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	42,675
DCK	160	15	24	948
TOTALS	1,240		1,104	43,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	117.6000	82.32	90,881	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2023 Heated Area: 1080 HX Base Yr



85545 NORTH HARTS RD, 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	43,623
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,800
TOTAL MARKET VALUE	124,423
SOH/AGL Deduction	0
ASSESSED VALUE	124,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,423
TOTAL JUST VALUE	124,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017730	ADDITION	55,843	12/01/2022
B22718	XFOB	2,400	07/01/2009
MH003124	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1696	9/23/2022	WD	Q	I	01	165,000
GRANTOR: JOHNSON ARNOLD D						
GRANTEE: RAND CHRISTINE MILL						
0934/1230	6/01/2000	WD	U	V	13	24,000
GRANTOR: LUKENS KENNETH J & JI						
GRANTEE: JOHNSON ARNOLD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 S27 E11 DCK=[YR=2009] S10 E16 N10 W16$ E29 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 09/12/2018 BY SBX Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS