LOT 4
IN OR 2159/503
WIDE ROAD ACRES PB 5/404-406

MUHS FLORENCE L
85537 NORTH HARTS RD
YULEE, FL 32097

2023

42-2N-27-4487-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85537 NORTH HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,349
TOTAL LAND VALUE - MARKET	80,800
TOTAL MARKET VALUE	104,149
SOH/AGL Deduction	31,448
ASSESSED VALUE	72,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,701
TOTAL JUST VALUE	104,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22420	ADDITION	45,540	04/01/2009
MH961211	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/0503	9/27/2017	QC	U	V	11	100
GRANTOR: MUHS KENNETH M						
GRANTEE: MUHS FLORENCE L						
0745/0223	11/29/1995	WD	Q	V		15,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: MUHS KENNETH M & FL						

BUILDING NOTES

BUILDING DIMENSIONS

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	1242	WD DECK A	0	0	0	0	279.00	SF	7.50	7.50	100	1996	1996	3	20	419	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	2700	QUONSET LW	0	0	46	30	1,380.00	SF	12.00	12.00	100	2009	2009	3	66	10,930	

LAND DESCRIPTION

TOTAL OB/XF 23,349

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	000001	C	V RS W/XFOB	0	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,800							

REVIEW DATE 01/12/2017 BY KK Total Acres: 1.01 Total Land Value: 80,800 Market: 0 Agricultural: 0 Common: 80,800 PRINTED 08/02/2023 BY SYS