PT OF LOT 12
IN OR 2562-140
WIDE ROAD ACRES PB 5/404-406

HOLWAY TRICIA MAY LOPEZ & TRENTON GEORGE
85475 N HARTS RD
YULEE, FL 32097

2023

42-2N-27-4487-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

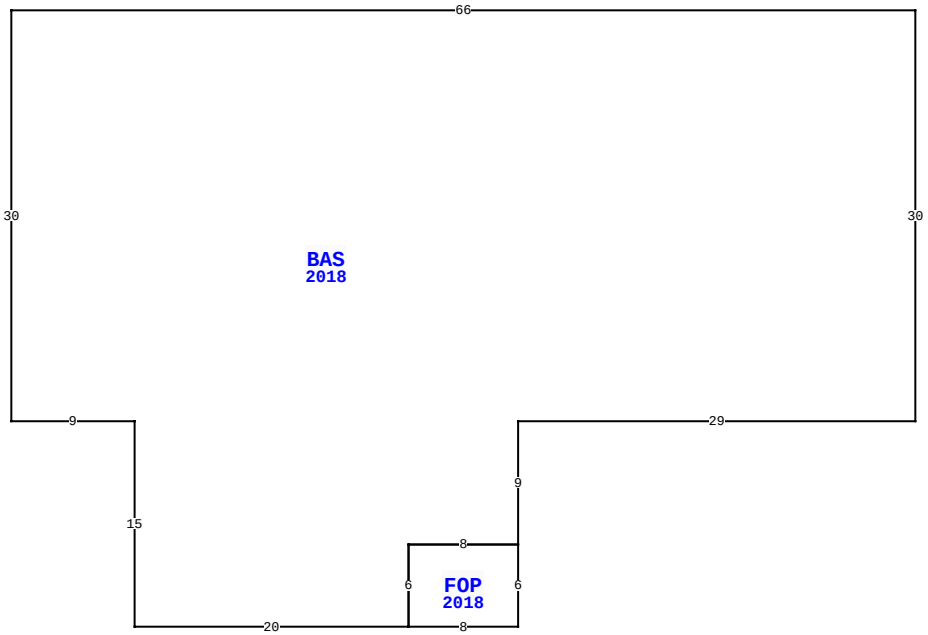
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100	2,352	178,306
FOP	48	30	14	1,061
TOTALS	2,400		2,366	179,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,366	114.0000	79.80	188,807	2018	2018	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2023 Heated Area: 2352 HX Base Yr 2023



85475 NORTH 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		179,367
TOTAL MARKET OB/XF VALUE		7,206
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		266,573
SOH/AGL Deduction		0
ASSESSED VALUE		266,573
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		211,573
TOTAL JUST VALUE		266,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004941	CO ISSUED	0	05/16/2018
18002717	MH MOVE-ON	0	03/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0140	5/09/2022	WD	Q	I	01	349,000
GRANTOR: HUCKS MARK L & ANNA L						
GRANTEE: HOLWAY TRICIA MAY L						
2173/0378	1/29/2018	WD	Q	V	01	39,900
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: HUCKS MARK L & ANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W66 S30 E9 S15 E20 FOP=[YR=2018] E8 N6 W8 S6$ N6 E8 N9 E29 N30$.

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	100	0	0	435.00	SF	10.00	10.00	100	2018	2018	3	86	3,741	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 7,206

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/14/2020 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS