LOT 27
IN OR 2248/1727
WIDE ROAD ACRES PB 5/404-406

SHEPHERD TINA A
85444 NORTH HARTS RD
YULEE, FL 32097

2023

42-2N-27-4487-0027-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

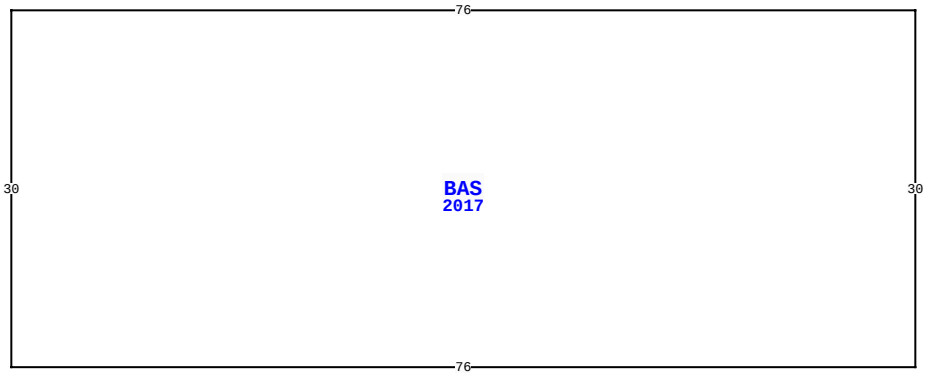
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	190,709
TOTALS	2,280		2,280	190,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	89.94	205,063	2017	2017	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 1997 Heated Area: 2280 HX Base Yr 1997



85444 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		190,709
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		326,709
SOH/AGL Deduction		165,655
ASSESSED VALUE		161,054
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,054
TOTAL JUST VALUE		326,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010986	CO ISSUED	0	12/11/2017
17008601	MH MOVE-ON	0	09/28/2017
961317	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1727	12/28/2018	QC	U	I	11	100
GRANTOR: SHEPHERD NICHOLAS P						
GRANTEE: SHEPHERD TINA A						
2154/0323	10/17/2017	WD	U	I	11	100
GRANTOR: SHEPHERD TINA MILLER						
GRANTEE: SHEPHERD NICHOLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 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

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	100		OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	80,000.00	80,000.00	136,000							

REVIEW DATE 03/29/2019 BY TW Total Acres: 1.70 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 08/02/2023 BY SYS