LOT 29
IN OR 2218/243
C2620304NA & C2620304NB

FARRIS MICHAEL E JR
85464 NORTH HARTS ROAD
YULEE, FL 32097

2023

42-2N-27-4487-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

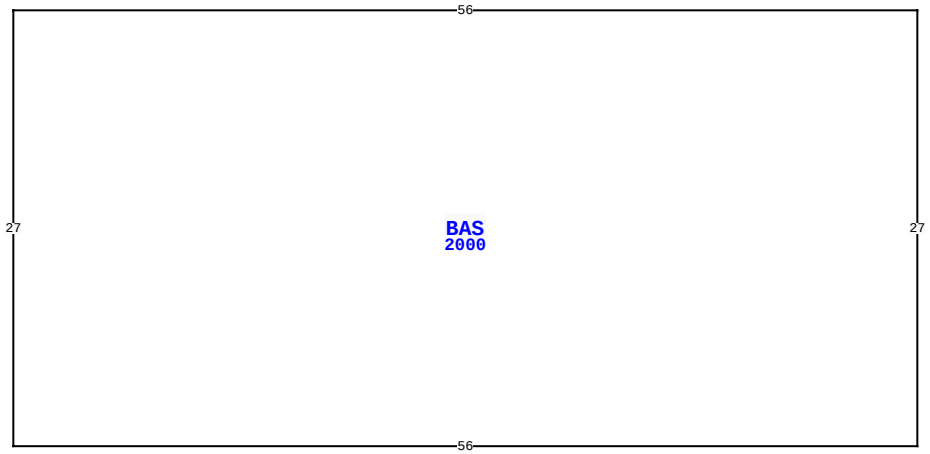
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,512	100	1,512	99,582
TOTALS	1,512		1,512	99,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	142.5600	99.79	150,882	2000	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



85464 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		99,582
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		155,200
TOTAL MARKET VALUE		257,757
SOH/AGL Deduction		93,571
ASSESSED VALUE		164,186
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,186
TOTAL JUST VALUE		257,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3323	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0243	8/13/2018	WD	Q	I	02	149,400
GRANTOR: CONNER KRISTIN B FKA						
GRANTEE: FARRIS MICHAEL E JR						
2150/1990	10/05/2017	QC	U	I	11	100
GRANTOR: CONNER JACKSON						
GRANTEE: BEAN KRISTIN ETAL						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	1.94	AC		1.00	1.00	1.00	80,000.00	80,000.00	155,200							

REVIEW DATE 02/13/2017 BY SB Total Acres: 1.94 Total Land Value: 155,200 Market: 0 Agricultural: 0 Common: 155,200 PRINTED 08/02/2023 BY SYS