LOT 31 IN OR 785 PG 1826
MH/ID HMST15533AGA &
HMST15533BGA

TATUM JAMES A & EVA M
85476 NORTH HARTS RD
YULEE, FL 32097

2023

42-2N-27-4487-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

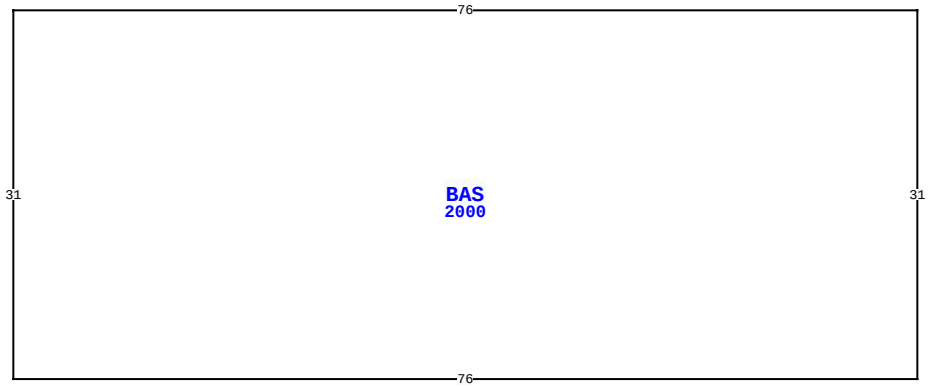
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,356	100	2,356	92,777
TOTALS	2,356		2,356	92,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	82.04	193,286	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1997 Heated Area: 2356 HX Base Yr 1997



85476 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		92,777
TOTAL MARKET OB/XF VALUE		7,106
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		299,883
SOH/AGL Deduction		177,253
ASSESSED VALUE		122,630
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,630
TOTAL JUST VALUE		299,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003156	MH MOVE-ON	0	06/01/2000
973742	XFOB	10,200	03/01/1997
961484	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0785/1826	2/28/1997	WD	U	I	07	100
GRANTOR: HENDERSON CHERYL LYNN						
GRANTEE: TATUM JAMES & EVA						
0765/1517	7/22/1996	WD	Q	V		22,500
GRANTOR: HENDERSON CHERYL LYNN						
GRANTEE: TATUM JAMES & EVA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E76 N31 $.

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	0201	BARN WD 10	0	100	40	30	1,200.00	SF	17.00	17.00	100	1997	1997	3	26	5,304	
2	0810	CONCRETE A	0	100	18	20	360.00	SF	6.50	6.50	100	1998	1998	3	77	1,802	

LAND DESCRIPTION

TOTAL OB/XF 7,106

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	2.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	200,000							

REVIEW DATE 02/13/2017 BY SB Total Acres: 2.50 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS