

LOT 32 (EX S-1)
IN OR 1924/629
1995 SKYL DW/MH

PETERSON CLAYTON R & KIMBERLY
85488 HARTS RD
YULEE, FL 32097

2023

42-2N-27-4487-0032-0000



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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 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	1,458	100	1,458	118,389
TOTALS	1,458		1,458	118,389

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
6	0810	CONCRETE A	0	0	0	340.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.51

REVIEW DATE 05/04/2021 BY NW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,458	117.1674	82.02	119,585	2021	2021	0	0	0	1.00	99.00
3 M/H 94+ - 0% - 0												
Heated Area: 1458												
HX Base Yr												
27 54 27 54 BAS 2021												

85488 NORTH HARTS RD, YULEE

BLD DATE	02/16/2011	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

L N	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
6	0810	CONCRETE A	0	0	0	340.00	SF	6.50		100	2004	2004	3	86	1,901	

TOTAL OB/XF										1,901						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	80,000.00	80,000.00

Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										118,389		
TOTAL MARKET OB/XF VALUE										1,901		
TOTAL LAND VALUE - MARKET										120,800		
TOTAL MARKET VALUE										241,090		
SOH/AGL Deduction										55,825		
ASSESSED VALUE										185,265		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										185,265		
TOTAL JUST VALUE										241,090		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										168,423		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006027	CO ISSUED	0	05/12/2021
21003533	MH MOVE-ON	0	03/23/2021
21003532	DEMOLITION	0	03/23/2021
MH5121	CO ISSUED	0	09/17/2008
P13445	OTHER	0	09/01/2008
M14104	MECH OTHER	0	08/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1924/0629	6/25/2014	WD	U	I	11	100			
GRANTOR:ARMSTRONG JOHN F JR &									
GRANTEE:PETERSON CLAYTON R									
1596/0759	12/09/2008	WD	U	I	01	100			
GRANTOR:HARTMAN JEFFERY L & M									
GRANTEE:ARMSTRONG JOHN F JR									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2021] W54 S27 E54 N27\$.									

[REDACTED]																								
</																								

Common: 120,800 PRINTED 08/02/2023 BY SYS