LOT 2
IN OR 1676/776
WINDY OAKS SUB PB 4/101

BAXTER ROY E & SHANNON M
85180 HARTS ROAD
YULEE, FL 32097

2023

42-2N-27-4490-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

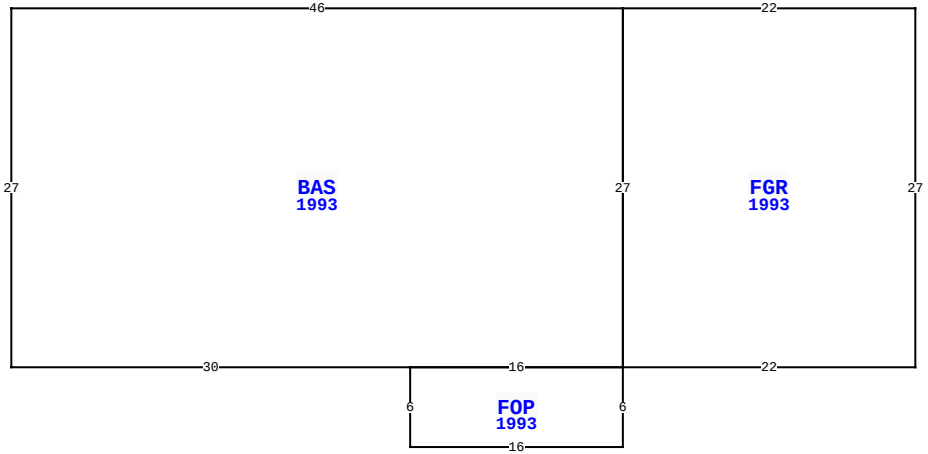
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	120,767
FGR	594	55	327	31,796
FOP	96	30	29	2,820
TOTALS	1,932		1,598	155,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,598	129.0300	116.45	186,087	1985	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1242 HX Base Yr 2011



BLD DATE 06/12/2008 KK
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

85180 HARTS RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,383
TOTAL MARKET OB/XF VALUE		3,770
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		239,153
SOH/AGL Deduction		158,518
ASSESSED VALUE		80,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,635
TOTAL JUST VALUE		239,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1676/0776	5/03/2010	WD	Q	I	01	140,000
GRANTOR: MORRIS WANDA C & GLEN						
GRANTEE: BAXTER ROY E & SHAN						
1676/0775	5/03/2010	QC	U	I	11	100
GRANTOR: MORRIS WANDA C & GLEN						
GRANTEE: MORRIS WANDA C & GL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W46 S27 E30 FOP=[YR=1993] S6 E16 N6 W16$ E16 N27$ S27 E22 N27$.

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	0510	GARAGE WD-	0	100	29	18	522.00	SF	35.00	35.00	100	1981	1981	3	20	3,654	
2	0810	CONCRETE A	0	100	9	4	36.00	SF	6.50	6.50	100	1985	1985	3	49.5	116	

LAND DESCRIPTION

TOTAL OB/XF 3,770

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	000100	C	SFR	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 01/08/2017 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS