PT OF LOT 7 IN OR 2083/1262
YULEE FARMS SUB PB 2/37

MCCLENDON DONALD
85260 HARTS ROAD
YULEE, FL 32097

2023

42-2N-27-4500-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

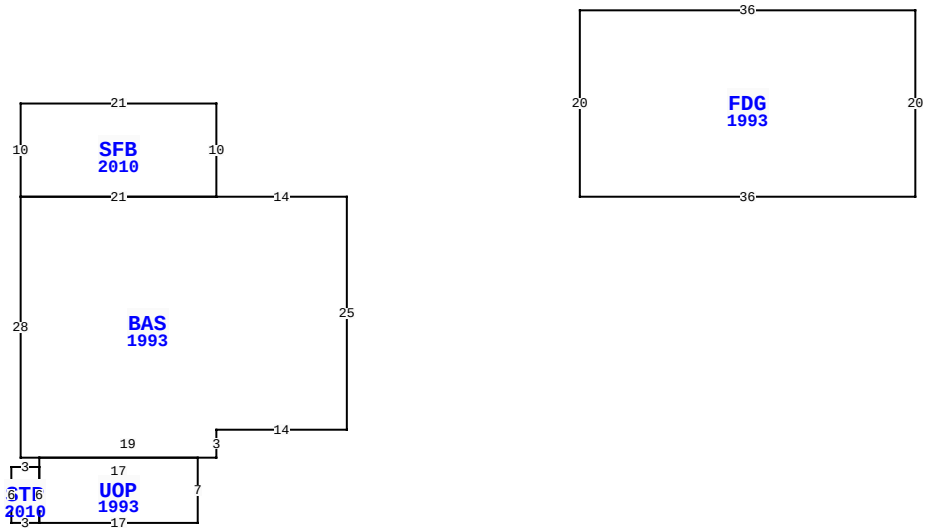
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	938	100	938	79,878
FDG	720	60	432	36,788
SFB	210	80	168	14,306
STP	18	10	2	171
UOP	119	20	24	2,044
TOTALS	2,005		1,564	133,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	118.3200	106.78	167,004	1940	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1106 HX Base Yr 2017



85260 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		133,186
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		183,186
SOH/AGL Deduction		60,454
ASSESSED VALUE		122,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,732
TOTAL JUST VALUE		183,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1262	11/14/2016	WD	Q	I	01	130,000
GRANTOR: RING CAROL ANN F/K/A						
GRANTEE: MCLENDON DONALD						
0581/0996	10/16/1989	WD	Q	I		33,500
GRANTOR: WATTS LEE JR & D						
GRANTEE: ROWLAND CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 SFB=[YR=2010] N10 W21 S10 E21$ W21 S28 E2
UOP=[YR=1993] S1 STP=[YR=2010] W3 S6 E3 N6$S6 E17 N7 W17$ E19
N3 E14 N25$ PTR= E25 FDG=[YR=1993] E36 N20 W36 S20$ W25$.

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	000100	C	SFR	100		RM	135.00	195.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/10/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS