PT OF LOT 7
IN OR 1803/752
YULEE FARMS SUB 1 PB 2/37

TURNER KRISTI K
85254 HARTS RD
YULEE, FL 32097

2023

42-2N-27-4500-0007-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
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

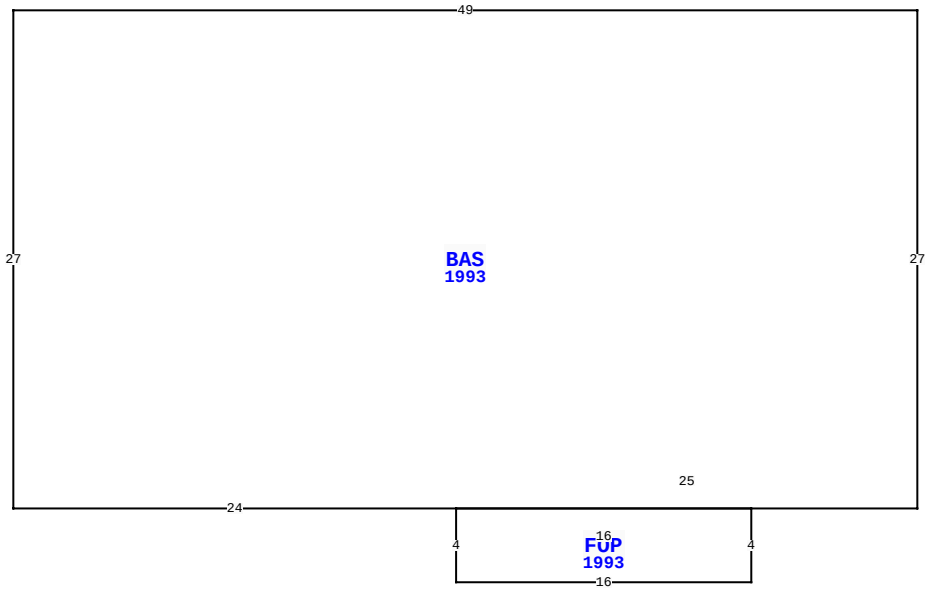
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1,323	88,118
FOP	64	30	19	1,266
TOTALS	1,387		1,342	89,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,342	120.0000	108.30	145,339	1960	1965	0	0	0	38.50	61.50

1 SINGLE FAM – 100% - 0 Heated Area: 1323 HX Base Yr



85254 HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,383
TOTAL MARKET OB/XF VALUE		103
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		139,486
SOH/AGL Deduction		76,634
ASSESSED VALUE		62,852
TOTAL EXEMPTION VALUE	HX HB	37,852
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1651	CHNGE SRVC	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1803/0752	7/20/2012	WD	U	I	11	100

GRANTOR: GAINEY GERALD EUGENE
GRANTEE: GAINEY GERALD EUGEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S27 E24 FOP=[YR=1993] S4 E16 N4 W16$ E25 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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1970	1970	3	22	103	

LAND DESCRIPTION

TOTAL OB/XF 103

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	100.00	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