PT OF LOT 8 R106596
IN OR 1107/524
YULEE FARMS SUB 1 PB 2/37

SMITH BONNIE POLK
85236 HARTS ROAD
YULEE, FL 32097

2023

42-2N-27-4500-0008-0020

BUILDING CHARACTERISTICS

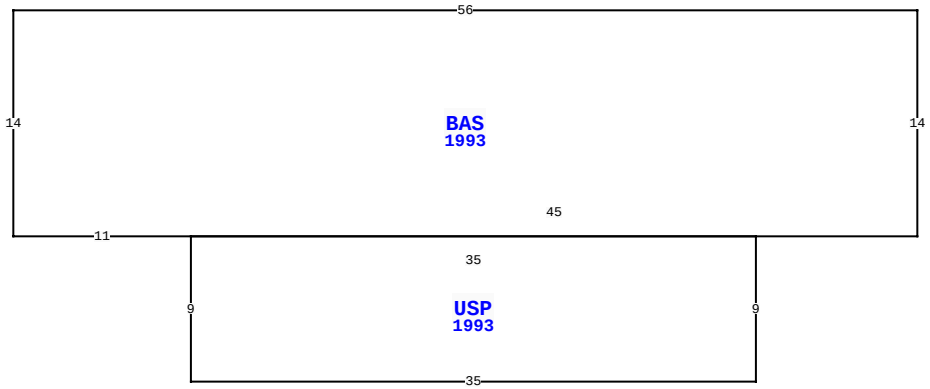
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	12,863
USP	315	50	158	2,592
TOTALS	1,099		942	15,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	942	84.1400	54.69	51,518	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 784 HX Base Yr 2003



85236 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		15,455
TOTAL MARKET OB/XF VALUE		2,921
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		68,376
SOH/AGL Deduction		36,372
ASSESSED VALUE		32,004
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,004
TOTAL JUST VALUE		68,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/0524	1/14/2003	WD	U	I	23	27,000
GRANTOR: DAVIS LARRY						
GRANTEE: SMITH BONNIE POLK						
0529/0523	10/22/1987	PR	U	I		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E11 USP=[YR=1993] S9 E35 N9 W35 $ E45 N14 $.

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	0	0	60.00	SF	6.50	6.50	100	1980	1980	3	35	137	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	15.00	15.00	100	1980	1980	3	20	192	
3	0940	SHEDS/PORT	0	100	36	24	864.00	SF	15.00	15.00	100	1980	1980	3	20	2,592	

LAND DESCRIPTION

TOTAL OB/XF 2,921

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	000102	C	SFR/MH	100		RM	110.00	195.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS