PT OF LOT 10
IN OR 1841/27
YULEE FARM SUB 1 PB 2/37

CHANCEY DANIEL JR
85202 HARTS RD
YULEE, FL 32097

2023

42-2N-27-4500-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

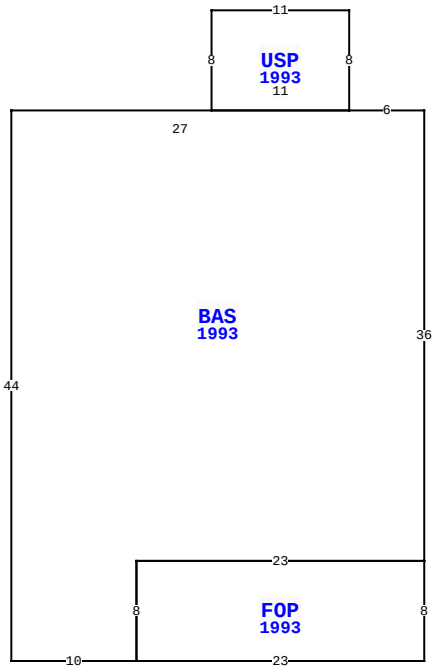
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,268	100	1,268	96,401
FOP	184	30	55	4,181
USP	88	30	26	1,976
TOTALS	1,540		1,349	102,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,349	104.0000	93.86	126,617	1943	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1268 HX Base Yr 2019



85202 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		102,560
TOTAL MARKET OB/XF VALUE		10,242
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		142,802
SOH/AGL Deduction		42,342
ASSESSED VALUE		100,460
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,460
TOTAL JUST VALUE		142,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035119	REPAIR/RRF	1,000	06/01/2003
E07224	CHNGE SRVC	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1841/0027	1/28/2013	WD	Q	I	02	35,000
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: CHANCEY DANIEL JR						
1841/0025	1/28/2013	QC	U	I	11	100
GRANTOR: AURORA LOAN SERVICES						
GRANTEE: NATIONSTAR MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 USP=[YR=1993] N8 W11 S8 E11 $ W27 S44 E10
FOP=[YR=1993] E23 N8 W23S8$ N8 E23 N36$.

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	0812	CONCRETE C	0	100	0	0	1,100.00	SF	4.00	4.00	100	1985	1985	3	49.5	2,178	
3	0511	GARAGE CB-	0	100	24	30	720.00	SF	40.00	40.00	100	1976	1976	3	28	8,064	

LAND DESCRIPTION

TOTAL OB/XF 10,242

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	75.00	135.00	1.00	LT		1.00	1.00	0.60	50,000.00	30,000.00	30,000							

REVIEW DATE 01/11/2018 BY SBX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS