PT OF LOTS 4 & 5
IN OR 2050/433
YULEE FARMS 2 SUB PB 3/23

BROWN MELISSA GAIL & CLINTON E
85108 HARTS RD
YULEE, FL 32097

2023

42-2N-27-4540-0004-0010

BUILDING CHARACTERISTICS

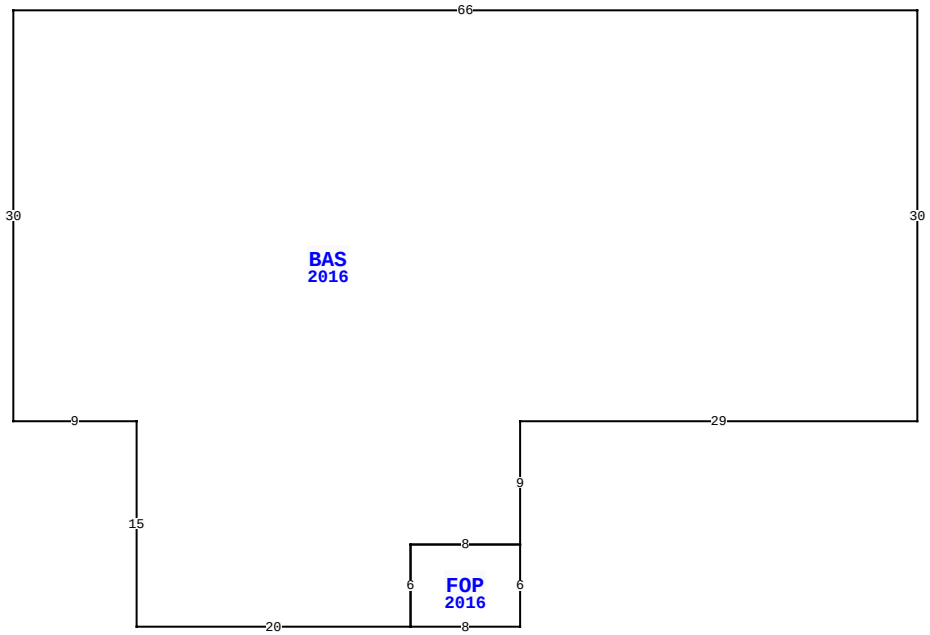
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,352	100	2,352	190,385
FOP	48	30	14	1,133
TOTALS	2,400		2,366	191,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,366	128.4800	89.94	212,798	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2022 Heated Area: 2352 HX Base Yr 2022



85108 HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,518
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		189,600
TOTAL MARKET VALUE		381,118
SOH/AGL Deduction		94,216
ASSESSED VALUE		286,902
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,902
TOTAL JUST VALUE		381,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165763	MH MOVE-ON	0	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/0433	5/31/2016	WD	U	V	11	100

GRANTOR: BROWN MELISSA G & CLI

GRANTEE: BROWN MELISSA GAIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W66 S30 E9 S15 E20 FOP=[YR=2016] E8 N6 W8 S6$ N6 E8 N9 E29 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100			0.00	0.00	2.37	AC		1.00	1.00	1.00	80,000.00	80,000.00	189,600							

REVIEW DATE 01/27/2017 BY KW Total Acres: 2.37 Total Land Value: 189,600 Market: 0 Agricultural: 0 Common: 189,600 PRINTED 08/02/2023 BY SYS