LOT 3 (EX ESMT IN OR 665/1179)
IN OR 2246/24
YULEE FARMS #2 R/P LOTS 7 & 8

SEVERANCE ROBERT DONEL JR
85060 HARTS ROAD
YULEE, FL 32097

2023

42-2N-27-4560-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

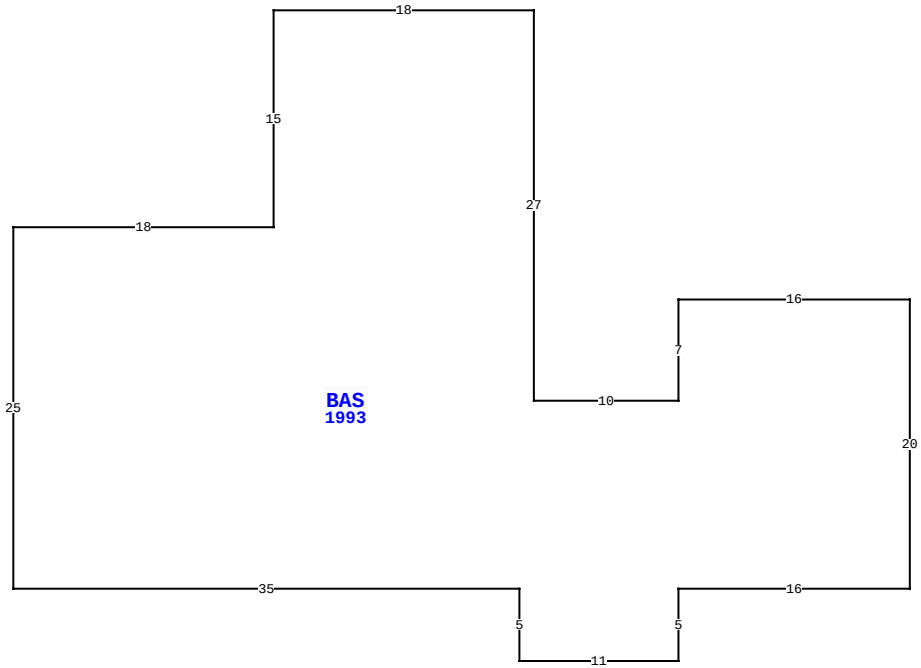
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,675	100	1,675	135,796
TOTALS	1,675		1,675	135,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,675	106.0000	95.66	160,230	1956	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1675 HX Base Yr 2019



85060 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		135,795
TOTAL MARKET OB/XF VALUE		15,651
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		201,446
SOH/AGL Deduction		59,224
ASSESSED VALUE		142,222
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,222
TOTAL JUST VALUE		201,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970628	REPAIR/RRF	2,000	07/01/1997
7823	XFOB	14,688	02/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0024	10/18/2018	FJ	U	I	11	0
GRANTOR: SEVERANCE ROBERT DONE						
GRANTEE: SEVERANCE ROBERT DO						
0308/0434	1/01/1980	WD	Q	I		22,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S7 W10 N27 W18 S15 W18 S25 E35 S5 E11 N5 E16 N20$.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2001	2001	3	20	1,152	
2	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	1992	1992	3	20	6,048	
3	0811	CONCRETE B	0	100	24	23	552.00	SF	5.20	5.20	100	1992	1992	3	66	1,894	
4	0812	CONCRETE C	0	100	0	0	2,075.00	SF	4.00	4.00	100	1999	1999	3	79	6,557	

LAND DESCRIPTION

TOTAL OB/XF 15,651

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	0006	OR	135.00	200.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/14/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS