BLOCK 5 LOT 23
WILSON NECK LANDING 2 PB 4/72

HARDIN DONALD E JR & STEPHANIE MARIE
85057 DELEENE RD
YULEE, FL 32097

2023

43-2N-27-4648-0005-0230

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

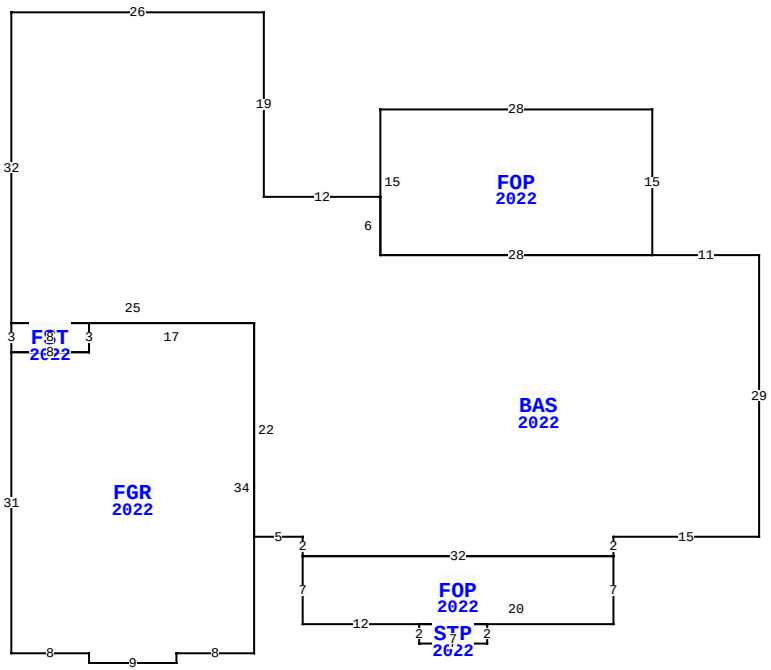
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,469	100	2,469	338,105
FGR	835	55	459	62,855
FOP	224	30	67	9,175
FOP	420	30	126	17,254
FST	24	55	13	1,780
STP	14	10	1	137
TOTALS	3,986		3,135	429,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,135	115.3220	136.94	429,307	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2469 HX Base Yr 2023



85057 DELEENE 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		429,307
TOTAL MARKET OB/XF VALUE		15,572
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		524,879
SOH/AGL Deduction		0
ASSESSED VALUE		524,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		474,879
TOTAL JUST VALUE		524,879
NCON VALUE		444,879
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013178	CO ISSUED	0	08/26/2022
21017165	NEW CONSTR	435,475	12/10/2021
18005099	CO ISSUED	0	05/21/2018
18004330	MH MOVE-ON	0	04/30/2018
18000540	MH MOVE-ON	0	01/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1835	11/16/2020	WD	Q	V	01	85,000
GRANTOR: HYERS ROBERT D JR						
GRANTEE: HARDIN DONALD E JR						
0771/0740	9/18/1996	QC	U	I	06	18,000
GRANTOR: HYERS RHONDA J						
GRANTEE: HYERS ROBERT D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 FOP=[YR=2022] N15 W28 S15 E28$ W28 N6 W12 N19 W26 S32 FST=[YR=2022] S3 FGR=[YR=2022] S31 E8 S1 E9 N1 E8 N34 W17 S3 W8$ E8 N3 W8$ E25 S22 E5 S2 FOP=[YR=2022] S7 E12 STP=[YR=2022] S2 E7 N2 W7$ E20 N7 W32$ E32 N2 E15 N29$.

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
3	0812	CONCRETE C	0	100	0	0	3,893.00	SF	4.00	4.00	100	2022	2022	3	100	15,572	

LAND DESCRIPTION

TOTAL OB/XF 15,572

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/02/2023 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS