IN OR 1512/700

SOWELL MICHAEL J
PO BOX 65
YULEE, FL 32041-0065

2024

04-2N-27-0000-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
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

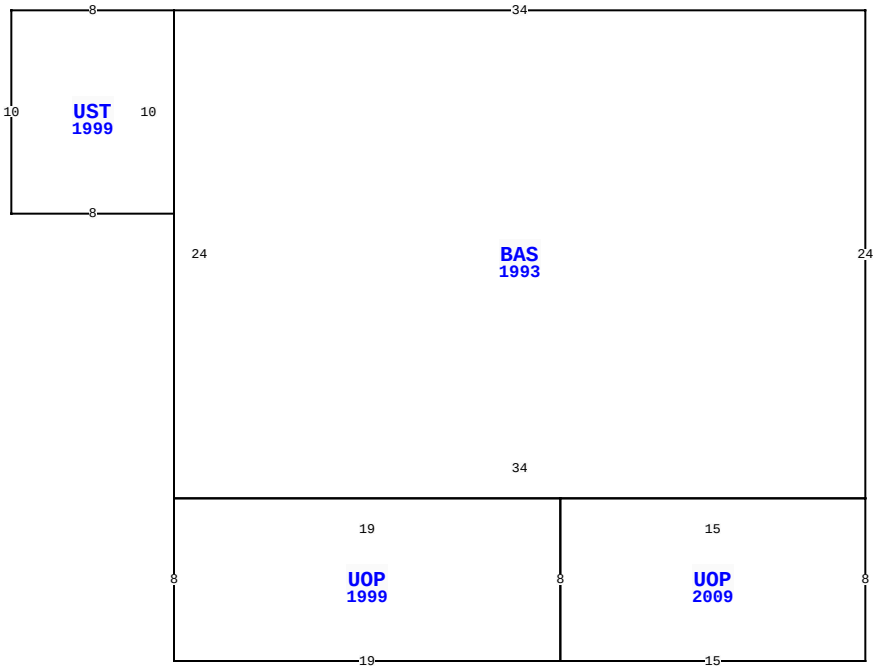
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	64,466
UOP	152	20	30	2,370
UOP	120	20	24	1,896
UST	80	45	36	2,844
TOTALS	1,168		906	71,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	906	108.0000	102.60	92,956	1960	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2007 Heated Area: 816 HX Base Yr 2007



85885 NORTH 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		71,576
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		271,576
SOH/AGL Deduction		173,430
ASSESSED VALUE		98,146
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,146
TOTAL JUST VALUE		271,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12192	REPAIR/RRF	150	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/0700	7/13/2007	QC	U	I	01	100
GRANTOR: SOWELL MICHAEL J & ST						
GRANTEE: SOWELL MICHAEL J						
0318/0620	7/01/1980	WD	Q	I		17,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UST=[YR=1999] W8 S10 E8 N10$ S24
UOP=[YR=1999] S8 E19 UOP=[YR=2009] E15 N8 W15 S8$ N8 W19$ E34 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	2.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	200,000							

REVIEW DATE 06/27/2024 BY KWA Total Acres: 2.50 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS