IN OR 2712/866
PARCELS 4-8 & 4-3

STAHL MICHAEL WIRTH & PATRICIA LEE
85174 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

04-2N-27-0000-0004-0080

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	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

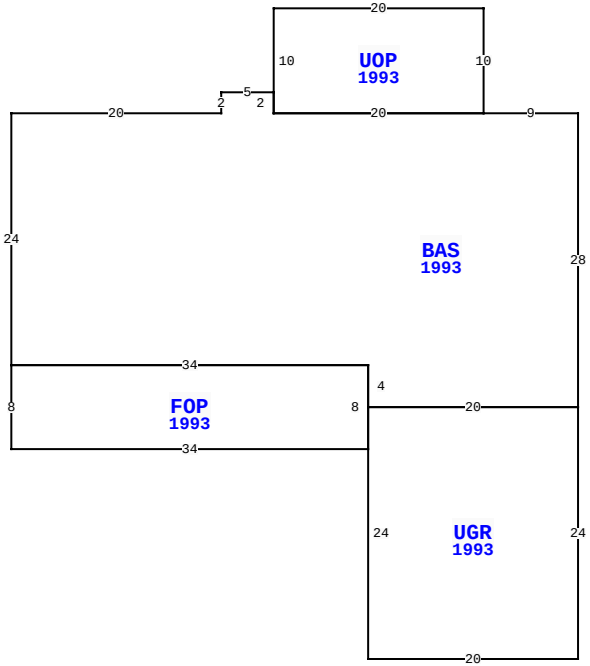
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	1,386	126,815
FOP	272	30	82	7,503
UGR	480	45	216	19,763
UOP	200	20	40	3,660
TOTALS	2,338		1,724	157,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,724	115.0000	109.25	188,347	1987	1987	0	0	0	16.25	83.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1386 HX Base Yr



85693 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	157,741
TOTAL MARKET OB/XF VALUE	2,815
TOTAL LAND VALUE - MARKET	241,000
TOTAL MARKET VALUE	401,556
SOH/AGL Deduction	0
ASSESSED VALUE	401,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,556
TOTAL JUST VALUE	401,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/866	5/06/2024	WD	Q	I	02	400,000
GRANTOR: WADE JACKSON E JR						
GRANTEE: STAHL MICHAEL WIRTH						
2690/447	1/22/2024	FJ	U	I	11	0
GRANTOR: WADE JACK E SR EST						
GRANTEE: WADE JACKSON E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N10 W20 S10 E20 $ W20 N2 W5 S2 W20 S24 FOP=[YR=1993] S8 E34 N8 W34 $ E34 S4 UGR=[YR=1993] S24 E20 N24 W20 $ E20 N28 $.

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	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1987	1987	3	52	1,352	
2	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	1987	1987	3	52	223	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 2,815

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	000115	C	SFR ACRES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							
3	009630	C	SWAMP	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 241,000 Market: 0 Agricultural: 0 Common: 241,000 PRINTED 08/06/2024 BY SYS