BLK 9 LOTS 1,2,3 & 4
IN OR 1098/1616 (EX DOT
DRAIN ESMT IN OR 136/361 & DOT

FLOOD FRANCIS D
PO BOX 1257
YULEE, FL 32041-1257

2024

04-2N-27-4300-0009-0010

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	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

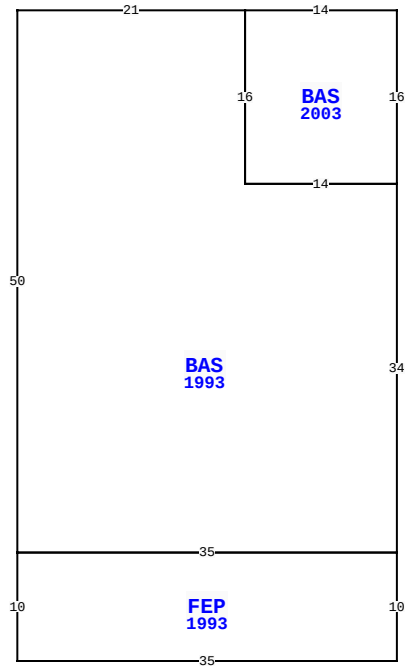
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	1,526	114,686
BAS	224	100	224	16,834
FEP	350	80	280	21,043
TOTALS	2,100		2,030	152,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	108.0000	102.60	208,278	1925	1945	0	0	0	26.75	73.25

1 SINGLE FAM – 100% - 0 Heated Area: 1750 HX Base Yr



85979 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		158,952
TOTAL MARKET OB/XF VALUE		2,518
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		281,470
SOH/AGL Deduction		190,413
ASSESSED VALUE		91,057
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,057
TOTAL JUST VALUE		281,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P026111	ADDITION	0	10/01/2002
6176	CHNGE SRVC	0	08/31/1989
5961	ADDITION	9,827	08/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/1616	12/06/2002	QC	U	I	18	100

GRANTOR: FLOOD CLIFFORD A & MA
GRANTEE: FLOOD FRANCIS D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 BAS=[YR=1993] W21 S50 FEP=[YR=1993] S10 E35 N10 W35$ E35 N34 W14 N16$ S16 E14 N16$.

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	100	0	0	164.00	SF	6.50	6.50	100	1960	1960	3	20	213	
2	0811	CONCRETE B	0	100	0	0	1,364.00	SF	5.20	5.20	100	1980	1980	3	32.5	2,305	

LAND DESCRIPTION

TOTAL OB/XF 2,518

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		RSF-	2263.00	100.00	3.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	120,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS

BLK 9 LOTS 1,2,3 & 4
IN OR 1098/1616 (EX DOT
DRAIN ESMT IN OR 136/361 & DOT

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YULEE, FL 32041-1257

2024

04-2N-27-4300-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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

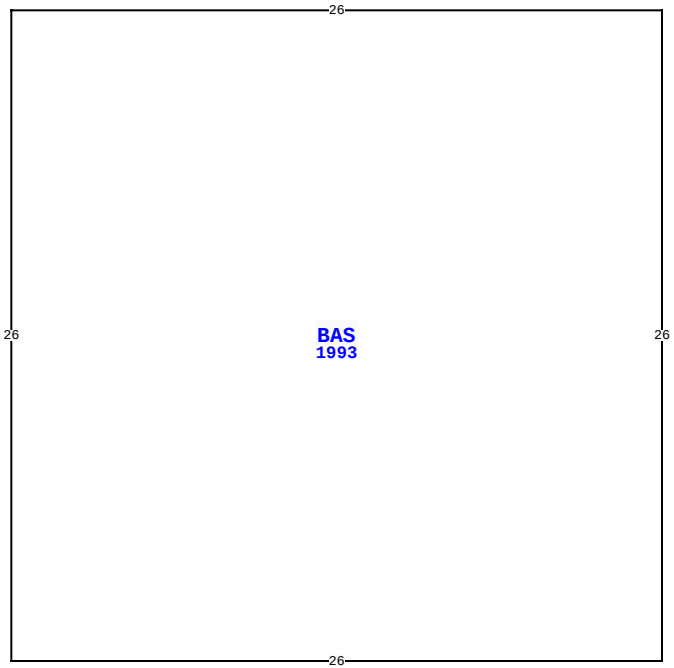
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	6,388
TOTALS	676		676	6,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	676	54.0000	18.90	12,776	1982	1982	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 676 HX Base Yr



85979 NORTH HARTS RD, YULEE

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,513

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SALES DATA

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GRANTOR: FLOOD CLIFFORD A & MA
GRANTEE: FLOOD FRANCIS D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S26 E26 N26$.

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS