PARCELS 73-10 73-11 73-9 &
73-12 OR 1382/121
PT OR 1009/277 R672511

HAMBRICK JAMES H TRUST/HAMBRICK JAMES G TRUSTEE
85255 HARTS RD
YULEE, FL 32097

2024

42-2N-27-0000-0073-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	10	TERRAZZO 30
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

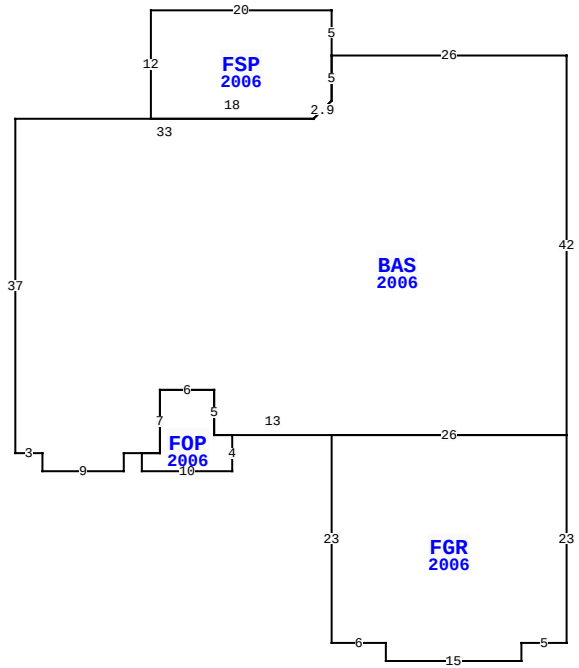
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,339	100	2,339	290,933
FGR	628	55	345	42,912
FOP	66	30	20	2,487
FSP	238	40	95	11,816
TOTALS	3,271		2,799	348,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,799	114.0480	142.56	399,025	2006	2006	0	0	0	12.75	87.25

2 SNGL FAM – 100% - 2005 Heated Area: 2339 HX Base Yr 2005



85255 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		348,149
TOTAL MARKET OB/XF VALUE		29,309
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		509,458
SOH/AGL Deduction		285,496
ASSESSED VALUE		223,962
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,962
TOTAL JUST VALUE		509,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016098	CO ISSUED	0	10/26/2022
22015143	MH MOVE-ON	0	10/11/2022
B18610	ADDITION	2,000	10/01/2006
E17273	ELEC OTHER	2,000	05/01/2006
M11476	MECH OTHER	0	05/01/2006
C17266	CO ISSUED	176,038	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0121	1/17/2006	QC	U	I	01	100

GRANTOR: HAMBRICK JAMES & GLAD
GRANTEE: HUMBRICK JAMES G &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 FSP=[YR=2006] N5 W20 S12 E18 U2 R2 N5$ S5 L2 D2 W33 S37 E3 S2 E9 N2 E2 FOP=[YR=2006] S2 E10 N4 W2 N5 W6 S7 W2$ E2 N7 E6 S5 E13 FGR=[YR=2006] S23 E6 S2 E15 N2 E5 N23 W26$ E26 N42$.

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	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1997	1997	3	25	200	
2	1127	BRICK 8"	0	100	0	0	54.00	SF	11.00	11.00	100	2006	2006	3	96	570	
3	1127	BRICK 8"	0	100	0	0	44.00	SF	11.00	11.00	100	2006	2006	3	96	465	
4	0812	CONCRETE C	0	100	0	0	5,236.00	SF	4.00	4.00	100	2006	2006	3	87	18,221	
5	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2005	2005	3	24	2,592	
6	0351	CARPORT MT	0	100	20	35	700.00	SF	5.90	5.90	100	2008	2008	3	35	1,446	
7	0510	GARAGE WD-	0	100	18	25	450.00	SF	24.85	24.85	100	2008	2008	3	52	5,815	

LAND DESCRIPTION

TOTAL OB/XF 29,309

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		RM	0.00	0.00	1.65	AC		1.00	1.00	1.00	80,000.00	80,000.00	132,000							

REVIEW DATE 12/21/2022 BY NW Total Acres: 1.65 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/06/2024 BY SYS