PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2172/1917
(EX PT IN OR 2591/1218)

HAMBRICK EMILY B/HAMBRICK ETHAN J ET AL
85257 HARTS RD
YULEE, FL 32097

2024

42-2N-27-0000-0073-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

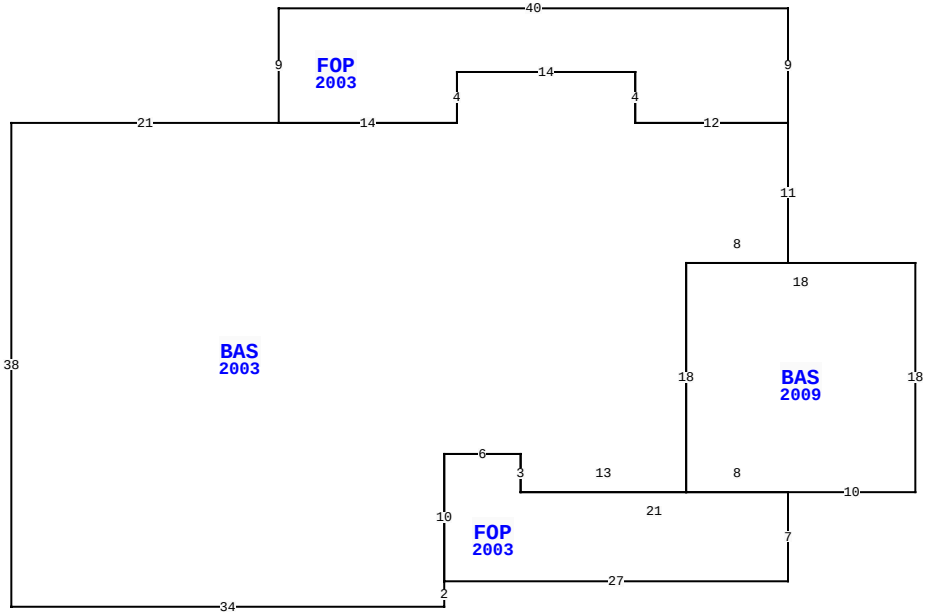
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,969	100	1,969	209,424
BAS	324	100	324	34,461
FOP	207	30	62	6,594
FOP	304	30	91	9,679
TOTALS	2,804		2,446	260,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,446	100.1070	125.13	306,068	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2019 Heated Area: 2293 HX Base Yr 2019



85257 HARTS RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,556
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		151,200
TOTAL MARKET VALUE		430,801
SOH/AGL Deduction		183,384
ASSESSED VALUE		247,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,417
TOTAL JUST VALUE		430,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22043	ADDITION	7,500	11/01/2008
R11630	REPAIR/RRF	0	11/01/2008
MH034032	MH MOVE-ON	0	01/01/2003
B029540	NEW CONSTR	131,652	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/1917	1/27/2018	QC	U	I	11	215,000
GRANTOR: HAMBRICK RICHARD						
GRANTEE: HAMBRICK EMILY BRIA						
1049/1187	4/15/2002	WD	Q	I		49,000
GRANTOR: HAMBRICK JAMES & GLAD						
GRANTEE: HAMBRICK RICHARD &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W40 S9 BAS=[YR=2003] W21 S38 E34 N2
FOP=[YR=2003] E27 N7 BAS=[YR=2009] E10 N18 W18 S18 E8$ W21 N3 W6 S10$ N10 E6 S3 E13 N18 E8 N11 W12 N4 W14 S4 W14$ E14 N4 E14 S4 E12 N9$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0006	RM	0.00	0.00	1.89	AC		1.00	1.00	1.00	80,000.00	80,000.00	151,200							

REVIEW DATE 10/12/2022 BY NW Total Acres: 1.89 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 08/06/2024 BY SYS

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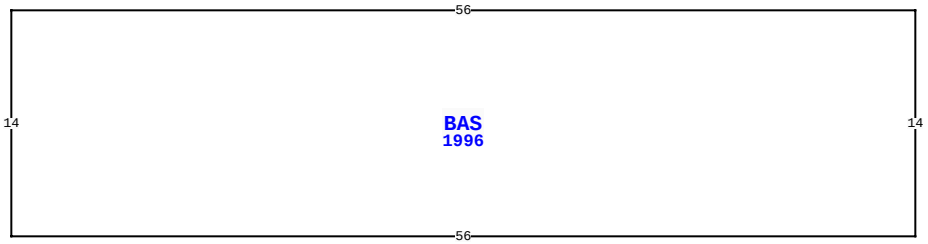
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 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	784	100	784	16,398
TOTALS	784		784	16,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	99.6000	69.72	54,660	1984	1984	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2019 Heated Area: 784 HX Base Yr 2019



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85257 HARTS RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1049/1187	4/15/2002	WD	Q	I		49,000
GRANTOR: HAMBRICK JAMES & GLAD						
GRANTEE: HAMBRICK RICHARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/12/2022 BY NW Total Acres: 1.89 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 08/06/2024 BY SYS