IN OR 2480/1600
FPL ESMT OR 340/385
(EX PT IN OR 2474/75)

JACKSON CHRIS & DONNA
85241 HARTS RD
YULEE, FL 32097

2024

42-2N-27-0000-0073-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

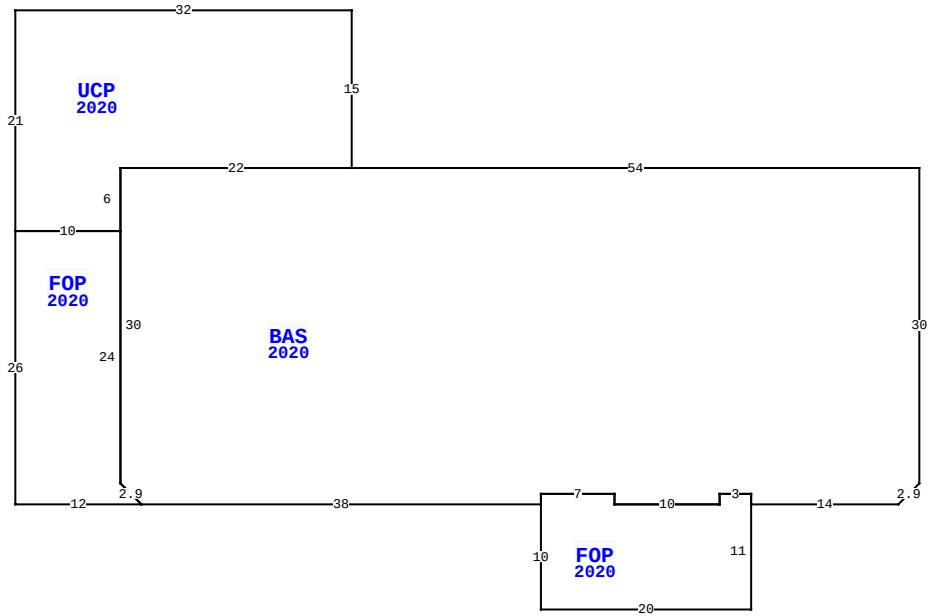
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,418	100	2,418	153,988
FOP	210	30	63	4,012
FOP	262	30	79	5,031
UCP	540	20	108	6,878
TOTALS	3,430		2,668	169,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,668	146.4000	109.80	292,946	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 2418 HX Base Yr



85245 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	183,456
TOTAL MARKET OB/XF VALUE	6,980
TOTAL LAND VALUE - MARKET	112,800
TOTAL MARKET VALUE	303,236
SOH/AGL Deduction	48,497
ASSESSED VALUE	254,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,739
TOTAL JUST VALUE	303,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1600	7/19/2021	QC	U	I	11	100
GRANTOR: JACKSON JONNY W & SHI						
GRANTEE: JACKSON CHRIS & DON						
1245/1047	7/14/2004	WD	Q	I		299,500
GRANTOR: HAMBRICK JAMES & GLAD						
GRANTEE: JACKSON JONNY W & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W54 UCP=[YR=2020] N15 W32 S21 FOP=[YR=2020] S26 E12 L2 U2 N24 W10$ E10 N6 E22$ W22 S30 R2 D2 E38 FOP=[YR=2020] S10 E20 N11 W3 S1 W10 N1 W7 S1$ N1 E7 S1 E10 N1 E3 S1 E14 R2 U2 N30$.

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	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2005	2005	3	24	2,074	
2	0681	POLE SHED	0	0	32	20	640.00	SF	15.00	15.00	100	1986	1986	3	20	1,920	
3	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2006	2006	3	87	2,986	

LAND DESCRIPTION

TOTAL OB/XF 6,980

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	0006	RM	0.00	0.00	1.41	AC		1.00	1.00	1.00	80,000.00	80,000.00	112,800							

REVIEW DATE 07/28/2021 BY NW Total Acres: 1.41 Total Land Value: 112,800 Market: 0 Agricultural: 0 Common: 112,800 PRINTED 08/06/2024 BY SYS

IN OR 2480/1600
FPL ESMT OR 340/385
(EX PT IN OR 2474/75)

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Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 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
Quality	03	Quality Level 03

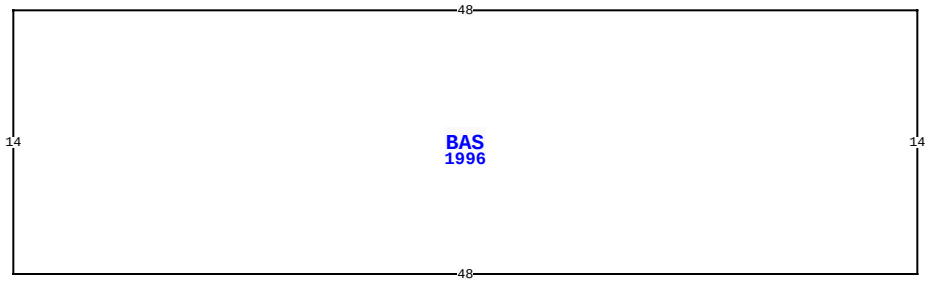
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	13,547
TOTALS	672		672	13,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	96.0000	67.20	45,158	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



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NASSAU COUNTY PROPERTY

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GRANTOR: HAMBRICK JAMES & GLAD						
GRANTEE: JACKSON JONNY W & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S14 E48 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 07/28/2021 BY NW Total Acres: 1.41 Total Land Value: 112,800 Market: 0 Agricultural: 0 Common: 112,800 PRINTED 08/06/2024 BY SYS