

IN OR 2342/986
R583369

HARRISON CHARLENE R
85359 HARTS RD
YULEE, FL 32097

2024

42-2N-27-0000-0089-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	25	MOD METAL 100	0820	02	595	85.8000	60.06	35,736	1967	1967	0	0	0	70.00	30.00	STANDARD																												
Roof Structur	01	FLAT 100	1 M/H 93- - 100% - 2022														Heated Area: 460														HX Base Yr 2022													
Roof Cover	01	MINIMUM 100	BAS1994 UOP1994 FSP1994																																									
Interior Wall	04	PLYWOOD 100																																										
Interior Floo	14	CARPET 70																																										
Interior Floo	08	SHT VINYL 30																																										
Air Condition	01	NONE 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	460	100	460	8,288																																								
FSP	200	60	120	2,162																																								
UOP	60	25	15	270																																								
TOTALS			720		595	10,721																																						
EXTRA FEATURES			85359 HARTS RD, YULEE																																									
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																												
1	0940	SHEDS/PORT	0 100	10	20	200.00	SF	24.00	24.00	100	2000	2000	3	20	960																													
LAND DESCRIPTION			TOTAL OB/XF 960																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	80,000.00	80,000.00	96,000																											
REVIEW DATE 12/06/2022 BY NWA Total Acres: 1.20 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/06/2024 BY SYS																																												