

LOT 5
R674033
IN OR 1842/1675

BROCK RAYMOND/HOPKINS SAMANTHA
85531 N HARTS RD
YULEE, FL 32097

2024

42-2N-27-4487-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
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	1,072	100	1,072	41,248
DCK	112	15	17	654
UOP	112	25	28	1,078
TOTALS	1,296		1,117	42,980

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0940	SHEDS/PORT	0	100	16	16
2	0810	CONCRETE A	0	100	8	8

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000115	C	SFR ACRES	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,117	116.6000	87.45	97,682	1999	1999	0	0	0	56.00	44.00	
1 M/H 94+ - 100% - 2015 Heated Area: 1072 HX Base Yr 2015													

85531 NORTH HARTS RD, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
256.00	SF	18.30	18.30	100	1998	1998	3	20	937				
64.00	SF	6.50	6.50	100	2000	2000	3	79	329				

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												42,980	
TOTAL MARKET OB/XF VALUE												1,266	
TOTAL LAND VALUE - MARKET												110,400	
TOTAL MARKET VALUE												154,646	
SOH/AGL Deduction												87,077	
ASSESSED VALUE												67,569	
TOTAL EXEMPTION VALUE												42,569	
BASE TAXABLE VALUE												25,000	
TOTAL JUST VALUE												154,646	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												153,608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992812	MH MOVE-ON	0	08/01/1999
961205	MH MOVE-ON	0	03/04/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1842/1675	2/19/2013	WD	U	I	18	39,000	
GRANTOR: THE SECRETARY OF VETE							
GRANTEE: BROCK RAYMOND & SAM							
1786/0362	4/02/2012	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: THE SECRETARY OF VE							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1999] W45 DCK=[YR=2005] N8 W14 S8 E14 \$ W22 S16 E47 UOP=[YR=2005] S8 E14 N8 W14 \$ E20 N16 \$.													