LOT 6
WIDE ROAD ACRES PB 5/404-406

CARTER JEDIDIAH
85521 NORTH HARTS ROAD
YULEE, FL 32097

2024

42-2N-27-4487-0006-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

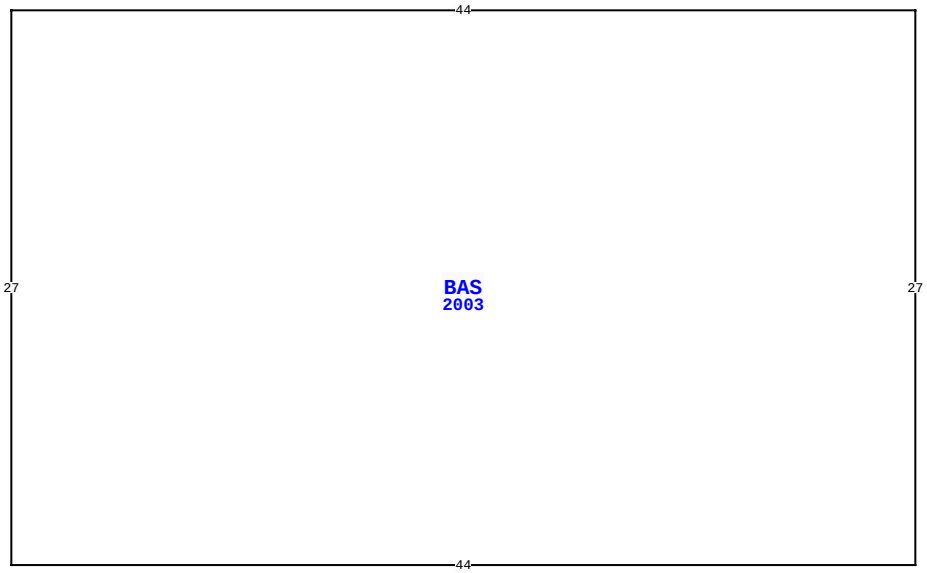
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	50,295
TOTALS	1,188		1,188	50,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	117.6000	88.20	104,782	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



85521 NORTH 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	50,295
TOTAL MARKET OB/XF VALUE	269
TOTAL LAND VALUE - MARKET	130,400
TOTAL MARKET VALUE	180,964
SOH/AGL Deduction	58,095
ASSESSED VALUE	122,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,869
TOTAL JUST VALUE	180,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2709/1058	5/01/2024	WD	Q	I	01	230,000
GRANTOR: USINA JOSEPH M & GAYL						
GRANTEE: CARTER JEDIDIAH						
1162/0495	8/14/2003	WD	U	I	11	68,800
GRANTOR: QUALITY MOBILE HOMES						
GRANTEE: USINA JOSEPH M & GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W44 S27 E44 N27$.

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	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	2003	2003	3	21	269	

LAND DESCRIPTION

TOTAL OB/XF 269

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		OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	80,000.00	80,000.00	130,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.63 Total Land Value: 130,400 Market: 0 Agricultural: 0 Common: 130,400 PRINTED 08/06/2024 BY SYS