PT OF LOT 9
IN OR 2220/1561 & OR 2721/430
WIDE ROAD ACRES PB 5/404-406

ADAMS MARGUERITE/ADAMS CODY ET AL
85501 NORTH HARTS RD
YULEE, FL 32097

2024

42-2N-27-4487-0009-0000

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	13	LVT/LAMNT 100
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

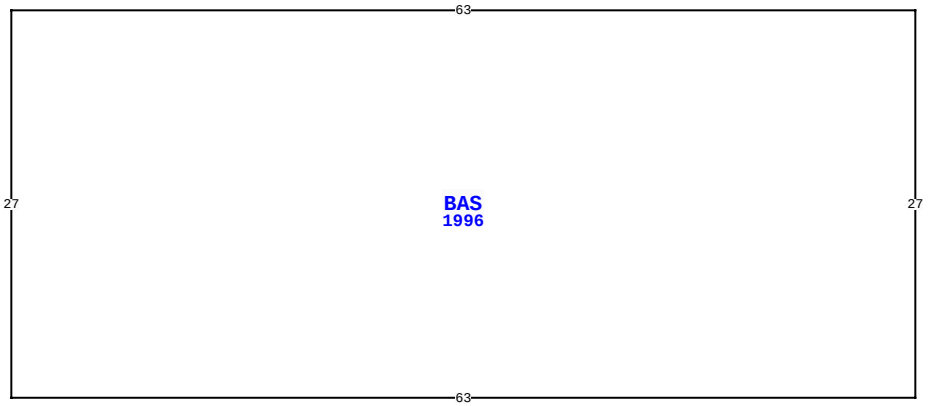
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1,701	54,475
TOTALS	1,701		1,701	54,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,701	122.0000	91.50	155,642	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1997 Heated Area: 1701 HX Base Yr 1997



85501 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		54,475
TOTAL MARKET OB/XF VALUE		1,928
TOTAL LAND VALUE - MARKET		190,400
TOTAL MARKET VALUE		246,803
SOH/AGL Deduction		86,116
ASSESSED VALUE		160,687
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		105,687
TOTAL JUST VALUE		246,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,472

PRCL:0:14: MISC FRONT WD DECK/ RAMP = NV
XFOB:1:1: (16X16) UOP + (16X20) WD DECK ARE ATTACH
BLDG:1:7: CARPORT NV
BLDG:1:3: DW/MH/ID FLHML2P123415330(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961434	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2721/430	6/24/2024	QC	U	V	11	100

GRANTOR: ADAMS CODY M
GRANTEE: ADAMS MARGUERITE

2220/1561	9/05/2018	WD	U	I	11	100

GRANTOR: ADAMS BRITNI & CHARLE
GRANTEE: ADAMS MARGUERITE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W63 S27 E63 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	0752	USP	0	100	16	16	256.00	SF	15.00	15.00	100	1996	1996	3	24	922	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	18.30	18.30	100	1999	1999	3	20	366	
3	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	1996	1996	3	20	640	

LAND DESCRIPTION

TOTAL OB/XF 1,928

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		OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	80,000.00	80,000.00	110,400							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/17/2024 BY KWA Total Acres: 2.38 Total Land Value: 190,400 Market: 0 Agricultural: 0 Common: 190,400 PRINTED 08/06/2024 BY SYS