LOT 11
IN OR 742 PG 1784
WIDE ROAD ACRES PB 5/404-406

FLEISCHER MARK L & DOROTHY D
85489 NORTH HARTS ROAD
YULEE, FL 32097

2024

42-2N-27-4487-0011-0000

BUILDING CHARACTERISTICS

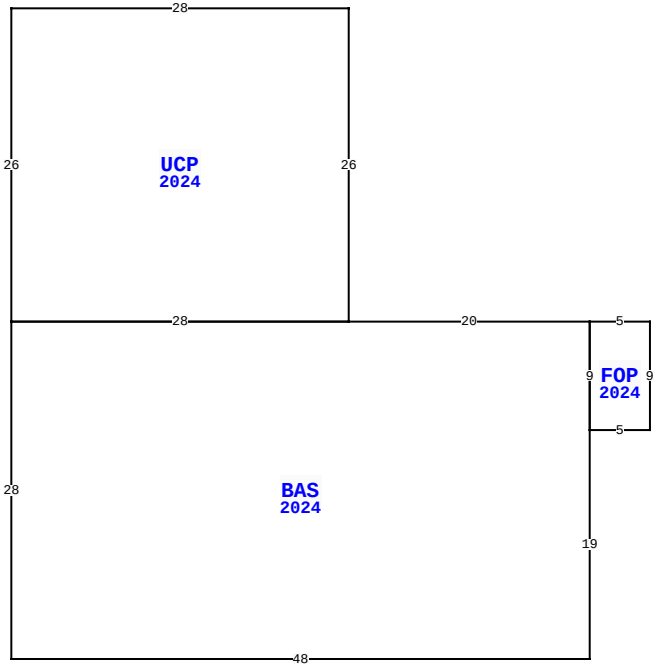
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,344	100	1,344	82,640
FOP	45	30	14	861
UCP	728	20	146	8,977
TOTALS	2,117		1,504	92,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,504	146.4000	109.80	165,139	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 2024 Heated Area: 1344 HX Base Yr



85483 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	92,478
TOTAL MARKET OB/XF VALUE	14,219
TOTAL LAND VALUE - MARKET	230,400
TOTAL MARKET VALUE	337,097
SOH/AGL Deduction	106,319
ASSESSED VALUE	230,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,778
TOTAL JUST VALUE	337,097
NCON VALUE	95,070
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,907

MISC ALUMN CRPTS= NV: KW 4/2024
EXPIRED 2014 ST DECALS (DECALS 17746399 & 1774638
DW/MH VIN: JACFL26729(A/B) _ 2005 JACOBSEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH054705	MH MOVE-ON	0	11/01/2005
M10648	MECH OTHER	0	11/01/2005
P10358	OTHER	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0742/1784	10/31/1995	WD	Q	V		20,000

GRANTOR: HIGGINBOTHAM & COOK
GRANTEE: FLEISCHER MARK & DO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E28 E20 S9 S19 W48 N28 $
FOP=[YR=2024;ORIG=88,10] E5 S9 W5 N9 $
UCP=[YR=2024;ORIG=40,10] E28 N26 W28 S26 $
.

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
3	0351	CARPORT MT	0	0	40	20	800.00	SF	10.00	10.00	100	1997	1997	3	20	1,600	
4	0810	CONCRETE A	0	0	27	27	729.00	SF	6.50	6.50	100	1997	1997	3	73	3,459	
6	0510	GARAGE WD-	0	0	29	18	522.00	SF	29.75	29.75	100	2004	2004	3	36	5,591	
8	0810	CONCRETE A	0	0	0	0	179.00	SF	6.50	6.50	100	2004	2004	3	84	977	
9	0351	CARPORT MT	0	0	45	24	1,080.00	SF	10.00	10.00	100	2024	2005		24	2,592	

LAND DESCRIPTION

TOTAL OB/XF 14,219

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	2.88	AC		1.00	1.00	1.00	80,000.00	80,000.00	230,400							

REVIEW DATE 04/09/2024 BY KWA Total Acres: 2.88 Total Land Value: 230,400 Market: 0 Agricultural: 0 Common: 230,400 PRINTED 08/06/2024 BY SYS