



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 100		
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		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	127,891
FGR	594	55	327	33,672
FOP	96	30	29	2,986

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,598	130.2030	123.69	197,657	1985	1985	0	0	016.75	83.25
1 SINGLE FAM - 0% - 2024 Heated Area: 1242 HX Base Yr											
27 BAS 1993 27 46 22 22 30 16 16 6 FOP 1993 6											
85180 HARTS RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY										PAGE 1 of 2			4
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										172,217			
TOTAL MARKET OB/XF VALUE										0			
TOTAL LAND VALUE - MARKET										80,000			
TOTAL MARKET VALUE										252,217			
SOH/AGL Deduction										0			
ASSESSED VALUE										252,217			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										252,217			
TOTAL JUST VALUE										252,217			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										239,153			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2711/1418		5/13/2024		WD	Q	I	01	400,000					
GRANTOR:3105 SOUTH FLETCHER L													
GRANTEE:TANNER KATHERINE A													
2679/1257		11/10/2023		WD	Q	I	02	250,000					
GRANTOR:BAXTER ROY E & SHANNO													
GRANTEE:3105 SOUTH FLETCHER													
BUILDING NOTES													

TANNER KATHERINE A TRUST/EASON KELLY M CO-TRUSTEE
85180 HARTS RD
YULEE, FL 32097

42-2N-27-4490-0002-0000

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