PT OF LOT 10
IN OR 1970/1361
YULEE FARMS SUB 1 PB 2/37

ROBERTS JASON DARRELL
85208 HARTS RD
YULEE, FL 32097

**2024**

**42-2N-27-4500-0010-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 09 | PINE WOOD 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

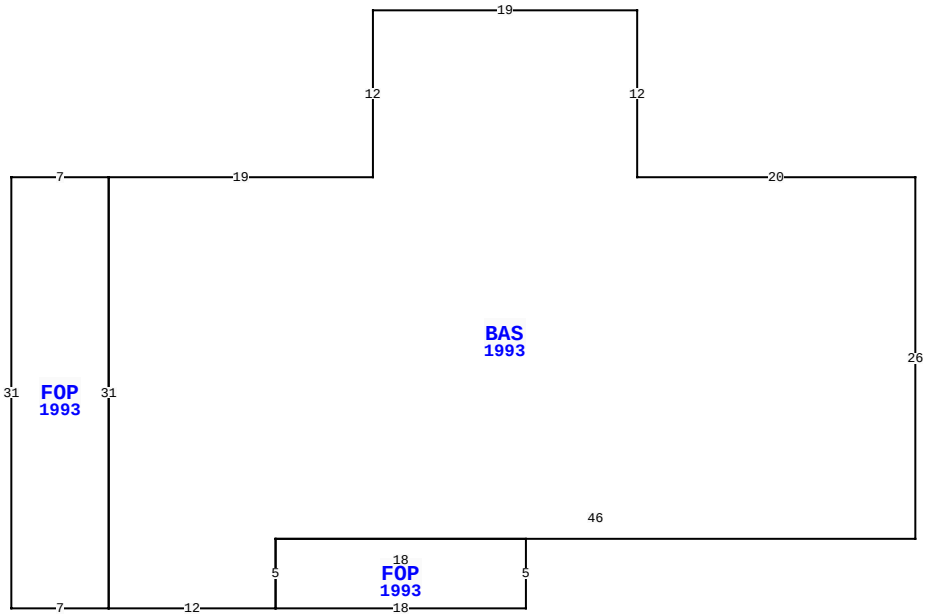
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,796 | 100 | 1,796 | 122,961 |
| FOP | 90 | 30 | 27 | 1,849 |
| FOP | 217 | 30 | 65 | 4,450 |
| TOTALS | 2,103 | | 1,888 | 129,259 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,888 | 115.8654 | 110.07 | 207,812 | 1960 | 1960 | 0 | 0 | 0 | 37.80 | 62.20 |

1 SINGLE FAM – 100% - 2016 Heated Area: 1796 HX Base Yr 2016




85208 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 | | 129,259 |
| TOTAL MARKET OB/XF VALUE | | 5,231 |
| TOTAL LAND VALUE - MARKET | | 54,320 |
| TOTAL MARKET VALUE | | 188,810 |
| SOH/AGL Deduction | | 87,339 |
| ASSESSED VALUE | | 101,471 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 51,471 |
| TOTAL JUST VALUE | | 188,810 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 183,258 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C4906 | CO ISSUED | 0 | 02/01/2007 |
| E18819 | ELEC OTHER | 0 | 02/01/2007 |
| MH4906 | MH MOVE-ON | 0 | 02/01/2007 |
| M12721 | MECH OTHER | 0 | 02/01/2007 |
| P12155 | OTHER | 0 | 02/01/2007 |
| 971802 | MH MOVE-ON | 0 | 06/01/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1970/1361 | 3/27/2015 | WD | U | I | 40 | 85,000 |
| GRANTOR: FORDE WILLIAM D JR & | | | | | | |
| GRANTEE: ROBERT JASON DARREL | | | | | | |
| 0761/0996 | 5/31/1996 | WD | U | I | 18 | 100 |
| GRANTOR: FORDE TOMMYLOU & WM D | | | | | | |
| GRANTEE: FORDE TOMMYLOU & WM | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W20 N12 W19 S12 W19 FOP=[YR=1993] W7 S31 E7 N31$ S31 E12 FOP=[YR=1993] E18 N5 W18 S5$ N5 E46 N26$.

### 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 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 9.90 | 9.90 | 100 | 1970 | 1970 | 3 | 20 | 380 | |
| 2 | 0511 | GARAGE CB- | 0 | 100 | 20 | 24 | 480.00 | SF | 40.00 | 40.00 | 100 | 1964 | 1964 | 3 | 20 | 3,840 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 14 | 10 | 140.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 70 | 637 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 20 | 12 | 240.00 | SF | 7.80 | 7.80 | 100 | 1998 | 1998 | 3 | 20 | 374 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,231

| 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 | 000102 | C | SFR/MH | 100 | | OR | 0.00 | 0.00 | 0.68 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 54,320 | | | | | | | |

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.68 Total Land Value: 54,320 Market: 0 Agricultural: 0 Common: 54,320 PRINTED 08/06/2024 BY SYS