PT OF LOT 10
IN OR 598/360
YULEE FARMS SUB 1 PB 2/37

ESTES CAROL JEAN BLAIR
86023 JONES ROAD
YULEE, FL 32097

2024

42-2N-27-4500-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03

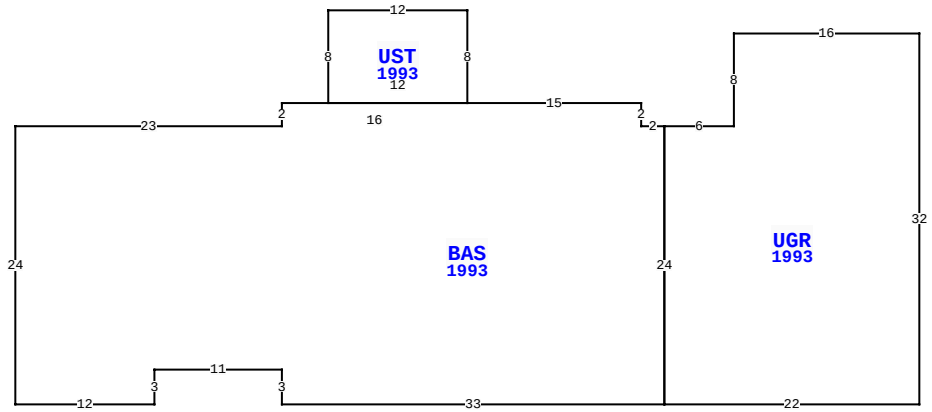
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	1,373	88,534
UGR	656	45	295	19,022
UST	96	45	43	2,773
TOTALS	2,125		1,711	110,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,711	97.7000	92.82	158,815	1955	1965	0	0	0	30.53	69.47

1 SINGLE FAM – 0% - 0 Heated Area: 1373 HX Base Yr



85198 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	110,329
TOTAL MARKET OB/XF VALUE	634
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	140,963
SOH/AGL Deduction	17,019
ASSESSED VALUE	123,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,944
TOTAL JUST VALUE	140,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E07467	CHNGE SRVC	0	11/01/2000
8044	CHNGE SRVC	200	03/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0598/0360	5/25/1990	QC	U	I	01	100
GRANTOR: BLAIR HENRY E						
GRANTEE: BLAIR CAROL JEAN						
0159/0631	1/01/1973	WD	U	I		20,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W16 S8 W6 BAS=[YR=1993] W2 N2 W15 UST=[YR=1993] N8 W12 S8 E12$ W16 S2 W23 S24 E12 N3 E11 S3 E33 N24$ S24 E22 N32$.

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	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	100	1980	1980	3	32.5	634	

LAND DESCRIPTION

TOTAL OB/XF 634

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	000100	C	SFR	0		OR	100.00	100.00	1.00	LT		1.00	1.00	0.60	50,000.00	30,000.00	30,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS