S117.9 FT OF W184.5 FT OF
LOT 3
IN OR 2380/209

BROTHERS DEBBIE L/E/
85130 HARTS ROAD
YULEE, FL 32097

2024

42-2N-27-4540-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

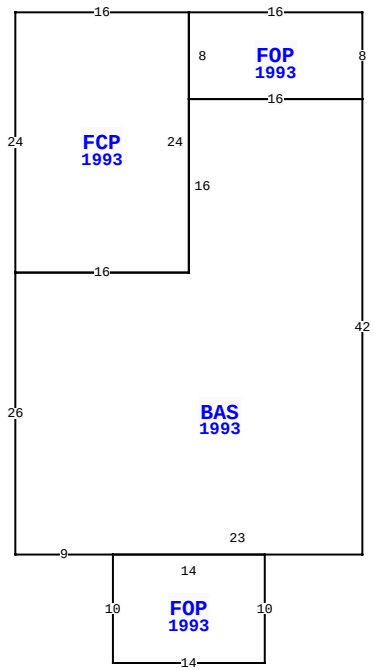
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,088	100	1,088	93,872
FCP	384	25	96	8,283
FOP	128	30	38	3,279
FOP	140	30	42	3,624
TOTALS	1,740		1,264	109,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	127.9200	121.52	153,601	1950	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1088 HX Base Yr 2015



85130 HARTS RD, YULEE

BLD DATE	04/18/2007	JM	LGL DATE
XF DATE	04/18/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,057
TOTAL MARKET OB/XF VALUE		403
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		159,460
SOH/AGL Deduction		62,084
ASSESSED VALUE		97,376
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,376
TOTAL JUST VALUE		159,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2380/0209	7/28/2020	LE	U	I	11	100
GRANTOR: BROTHERS DEBBIE						
GRANTEE: HALE LORNE C						
1955/0685	12/17/2014	WD	U	I	37	50,000
GRANTOR: GATLING JOHN MARK						
GRANTEE: BROTHERS DEBBIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S16 W16 S26 E9 FOP=[YR=1993] S10 E14 N10 W14 $ E23 N42 $ FOP=[YR=1993] N8 W16 FCP=[YR=1993] W16 S24 E16 N24 $ S8 E16 $.

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	100	11	12	132.00	SF	6.50	6.50	100	1985	1985	3	47	403	

LAND DESCRIPTION

TOTAL OB/XF 403

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	100	0006	RSF-	1118.00	184.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS