PT OF LOTS 4 & 5
IN OR 1842/204
YULEE FARMS 2 SUB PB 3/23

BROWN MELISSA G
85108 HARTS ROAD
YULEE, FL 32097

2024

42-2N-27-4540-0004-0000

BUILDING CHARACTERISTICS

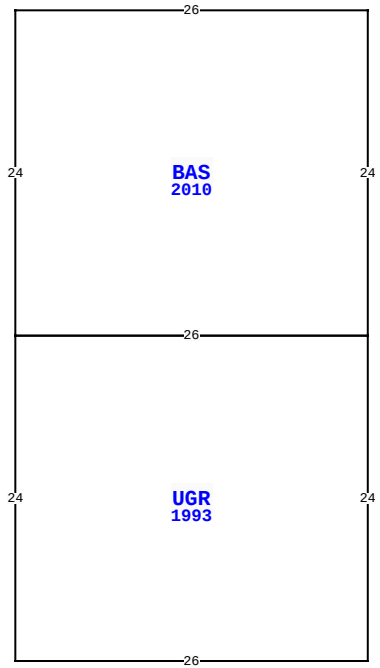
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		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	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	33,761
UGR	624	45	281	15,203
TOTALS	1,248		905	48,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	905	90.3960	85.88	77,721	1968	1989	0	0	20	17.00	63.00

2 SINGLE FAM – 0% - 0 Heated Area: 624 HX Base Yr



85102 HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	127,435
TOTAL MARKET OB/XF VALUE	27,205
TOTAL LAND VALUE - MARKET	410,400
TOTAL MARKET VALUE	565,040
SOH/AGL Deduction	213,193
ASSESSED VALUE	351,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,847
TOTAL JUST VALUE	565,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25103	DEMOLITION	5,000	09/01/2011
B22550	REMODEL	15,000	06/01/2009
MH982363	MH MOVE-ON	0	09/01/1998
5145	CHNGE SRVC	0	06/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/0597	11/06/2014	QC	U	I	11	100
GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: BROWN MELISSA CLAXT						
1862/0535	6/11/2013	QC	U	I	11	100
GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: CLAXTON KENNETH EUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W26 S24 UGR=[YR=1993] S24 E26 N24 W26 $ E26 N24 $.

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	0812	CONCRETE C	0	0	0	0	3,270.00	SF	4.00	4.00	100	1960	1960	3	20	2,616	
2	0200	BARN WD 0-	0	0	50	62	3,100.00	SF	25.00	25.00	100	1978	1978	3	20	15,500	
3	0810	CONCRETE A	0	0	0	0	141.00	SF	6.50	6.50	100	1968	1968	3	20	183	
4	0803	ASPHALT C	0	0	0	0	2,540.00	SF	2.00	2.00	100	1978	1978	3	50	2,540	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	34	1,190	
6	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
7	0751	UOP	0	0	24	8	192.00	SF	10.00	10.00	100	2010	2010	3	60	1,152	
8	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	100	2010	2010	3	60	2,808	
9	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
10	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2013	2013	3	60	864	

TOTAL OB/XF 27,205

LAND DESCRIPTION

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	000115	C	SFR ACRES	0		OR	0.00	0.00	4.13	AC		1.00	1.00	1.00	80,000.00	80,000.00	330,400							

REVIEW DATE 08/24/2021 BY NWA Total Acres: 5.13 Total Land Value: 410,400 Market: 0 Agricultural: 0 Common: 410,400 PRINTED 08/06/2024 BY SYS

PT OF LOTS 4 & 5
IN OR 1842/204
YULEE FARMS 2 SUB PB 3/23

BROWN MELISSA G
85108 HARTS ROAD
YULEE, FL 32097

2024

42-2N-27-4540-0004-0000

BUILDING CHARACTERISTICS

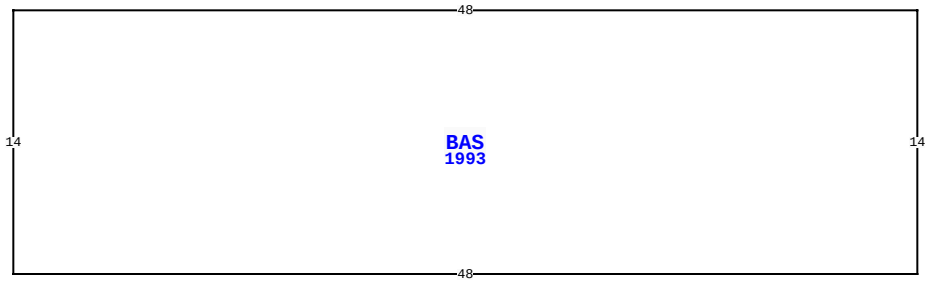
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,644
TOTALS	672		672	12,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	89.6000	62.72	42,148	1987	1987	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



85102 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	127,435
TOTAL MARKET OB/XF VALUE	27,205
TOTAL LAND VALUE - MARKET	410,400
TOTAL MARKET VALUE	565,040
SOH/AGL Deduction	213,193
ASSESSED VALUE	351,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,847
TOTAL JUST VALUE	565,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/0597	11/06/2014	QC	U	I	11	100
GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: BROWN MELISSA CLAXT						
1862/0535	6/11/2013	QC	U	I	11	100
GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: CLAXTON KENNETH EUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S14 E48 N14 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/24/2021 BY NWA Total Acres: 5.13 Total Land Value: 410,400 Market: 0 Agricultural: 0 Common: 410,400 PRINTED 08/06/2024 BY SYS

PT OF LOTS 4 & 5
IN OR 1842/204
YULEE FARMS 2 SUB PB 3/23

BROWN MELISSA G
85108 HARTS ROAD
YULEE, FL 32097

2024

42-2N-27-4540-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

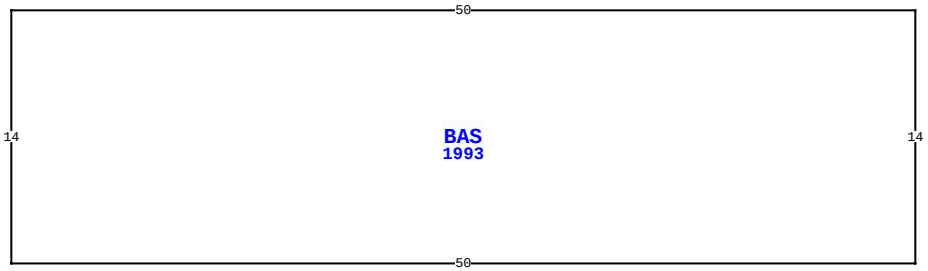
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	700	13,171
TOTALS	700		700	13,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	700	89.6000	62.72	43,904	1982	1982	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 700 HX Base Yr



85102 HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 3 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	127,435
TOTAL MARKET OB/XF VALUE	27,205
TOTAL LAND VALUE - MARKET	410,400
TOTAL MARKET VALUE	565,040
SOH/AGL Deduction	213,193
ASSESSED VALUE	351,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,847
TOTAL JUST VALUE	565,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/0597	11/06/2014	QC	U	I	11	100
GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: BROWN MELISSA CLAXT						
1862/0535	6/11/2013	QC	U	I	11	100
GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: CLAXTON KENNETH EUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S14 E50 N14 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/24/2021 BY NWA Total Acres: 5.13 Total Land Value: 410,400 Market: 0 Agricultural: 0 Common: 410,400 PRINTED 08/06/2024 BY SYS

PT OF LOTS 4 & 5
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BROWN MELISSA G
85108 HARTS ROAD
YULEE, FL 32097

2024

42-2N-27-4540-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

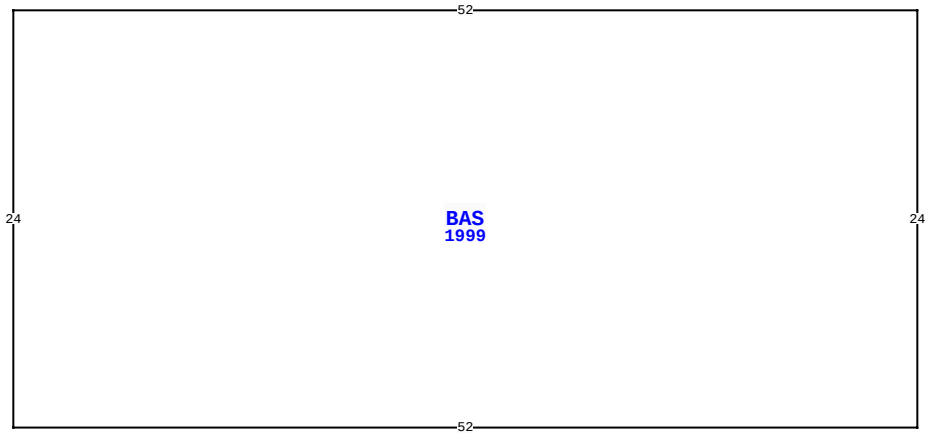
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	52,656
TOTALS	1,248		1,248	52,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	117.2000	87.90	109,699	1996	2001	0	0	0	52.00	48.00

5 M/H 94+ – 0% - 0 Heated Area: 1248 HX Base Yr



85102 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:
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BASE TAXABLE VALUE	351,847
TOTAL JUST VALUE	565,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: BROWN MELISSA CLAXT						
1862/0535	6/11/2013	QC	U	I	11	100
GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: CLAXTON KENNETH EUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S24 E52 N24 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/24/2021 BY NWA Total Acres: 5.13 Total Land Value: 410,400 Market: 0 Agricultural: 0 Common: 410,400 PRINTED 08/06/2024 BY SYS