

HARDY JAMES D & GLENDETTE F
85092 MEGAN STREET
YULEE, FL 32097-4226

42-2N-27-4613-0003-0090

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4048.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,3801001,380142,291

FOP7230222,268

UEP1926011511,858

TOTALS1,6441,517156,417

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,517122.2980116.18176,2452000200000011.2588.75

1 SINGLE FAM - 100% - 0Heated Area: 1380HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 24

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUETHINCOME VALUEPREVIOUS YEAR MKT VALUE

164,80496180,000245,765119,794125,97150,00075,971245,7650238,805

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / I / RSN CD SALE PRICE

0600/12846/29/1990WDQV15,000

GRANTOR: SHEFFIELD WM ET AL

GRANTEE: HARDY JAMES & G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 UEP=[YR=2022] N12 W16 S12 E16\$ W22 S6 W5 S4 E5 S16 FOP=[YR=2000] S4 E18 N4 W18\$ E18 S8 E13 N4 E15 N30\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLNUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL ADJ UNIT PRICEADJ UNIT PRICE

1000100CSFR100OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

EXTRA FEATURES

85092 MEGAN ST, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

OB/XF MKT VALUENOTES

961

REVIEW DATE03/18/2022BY NW

Total Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																													
Exterior Wall		25	MOD METAL 100							6500		01	400		60.5000		21.18		8,472		2022	2022	0	0	0	1.00	99.00	VALUATION BY					STANDARD																
Roof Structur		10	STEEL FRME 100							2 GARAGE RES - 100% - 0										Heated Area: 400										HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100							20 20 20 20 BAS 2022										BUILDING MARKET VALUE										164,804																			
Interior Wall		07	NONE 100																	TOTAL MARKET OB/XF VALUE										961																			
Interior Floo		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET										80,000																			
Air Condition		01	NONE 100																	TOTAL MARKET VALUE										245,765																			
Heating Type		01	NONE 100																	SOH/AGL Deduction										119,794																			
Bedrooms			0 100																	ASSESSED VALUE										125,971																			
Bathrooms			0 100																	TOTAL EXEMPTION VALUE										HX HB					50,000														
Frame		05	STEEL 100																	BASE TAXABLE VALUE										75,971																			
Stories		1.	1. 100																	TOTAL JUST VALUE										245,765																			
Units			0 100																	NCON VALUE										0																			
Occupancy		00	NONE 100							INCOME VALUE																																							
										PREVIOUS YEAR MKT VALUE										238,805																													
Quality		05	Quality Level 05																																														
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		400		100		400		8,387																																									
TOTALS		400				400		8,387																																									
EXTRA FEATURES										85092 MEGAN ST, YULEE										BLD DATE				LGL DATE																									
																				XF DATE				LAND DATE																									
																				INC DATE				AG DATE																									
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																															
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