PT OF SEC 5-2N-27
IN OR 2668/919
(EX PT OF 3-46 & 3-47)

NEW ATLANTIC BUILDERS INC
5875 MINING TERRACE SUITE 206
JACKSONVILLE, FL 32257

2025

04-2N-27-0000-0003-0030

BUILDING CHARACTERISTICS

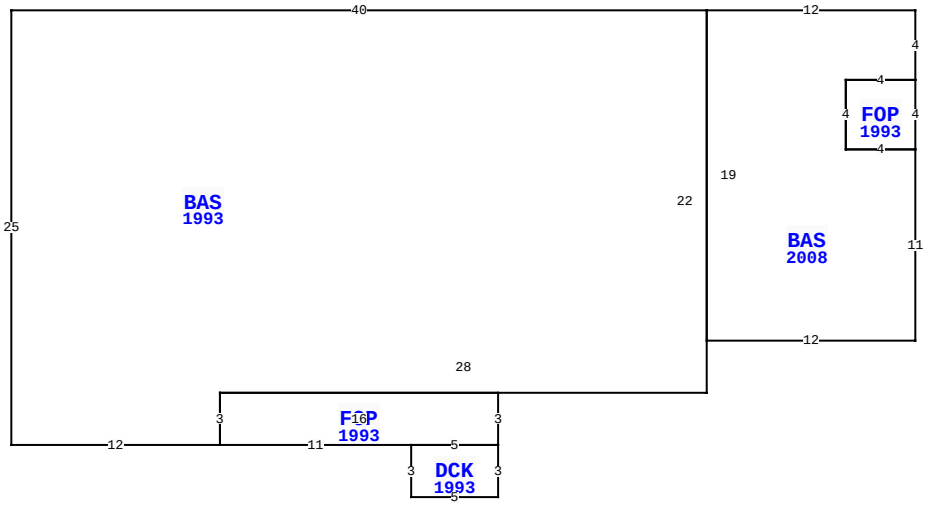
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	1993	916	15,556
BAS	212	100	2008	212	3,600
DCK	15	10	1993	2	34
FOP	16	30	1993	5	85
FOP	48	30	1993	14	238
TOTALS	1,207			1,149	19,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,149	84.9060	84.91	97,562	1967	1967	0	0	60	21.50	20.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1128 HX Base Yr



85901 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,512
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	187,850
TOTAL MARKET VALUE	207,362
SOH/AGL Deduction	0
ASSESSED VALUE	207,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,362
TOTAL JUST VALUE	207,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,336

AP% - ADJSTD FOR CONDTN: 3/2024KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/919	9/14/2023	WD	Q	I	01	220,000
GRANTOR: LEWIS C RAYMOND JR TR						
GRANTEE: NEW ATLANTIC BUILDE						
2578/1116	7/19/2022	WD	U	I	11	100
GRANTOR: LEWIS CHESTER R JR						
GRANTEE: LEWIS C RAYMOND JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W40 S25 E12 FOP=[YR=1993] E11 DCK=[YR=1993] S3 E5 N3 W5$ E5 N3 W16 S3$ N3 E28 N22$ S19 E12 N11 FOP=[YR=1993] N4 W4 S4 E4$ W4 N4 E4 N4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0		RSF-	2247.00	172.00	2.60	AC		1.00	1.00	0.85	85,000.00	72,250.00	187,850							

REVIEW DATE 11/18/2022 BY NW Total Acres: 2.60 Total Land Value: 187,850 Market: 0 Agricultural: 0 Common: 187,850 PRINTED 07/30/2025 BY SYS