PT OR 2042/242
(EX 4-19)
1995 SKYL SW/MH

HKT PROPERTIES LLC
86064 MARTIN LANE
YULEE, FL 32097

2025

04-2N-27-0000-0004-0130

BUILDING CHARACTERISTICS

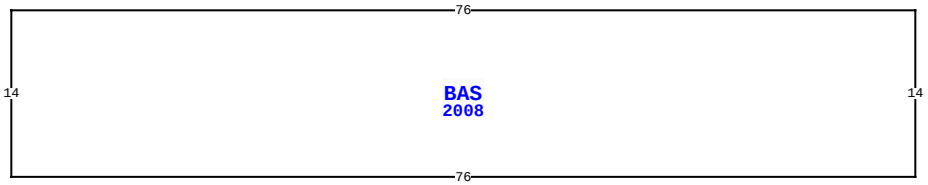
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,064	100	2008	1,064	33,318
TOTALS	1,064			1,064	33,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	122.8000	104.38	111,060	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 0 Heated Area: 1064 HX Base Yr



85733 NORTH HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,318
TOTAL MARKET OB/XF VALUE	13,684
TOTAL LAND VALUE - MARKET	74,812
TOTAL MARKET VALUE	121,814
SOH/AGL Deduction	17,102
ASSESSED VALUE	104,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,712
TOTAL JUST VALUE	121,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5099	CO ISSUED	0	01/23/2009
MH5099	MH MOVE-ON	0	07/01/2008
E21038	ELEC OTHER	0	07/01/2008
M13986	MECH OTHER	0	07/01/2008
P13352	OTHER	0	07/01/2008
9602757	GARAGE	15,300	06/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/0242	4/26/2016	QC	U	I	11	100
GRANTOR: MIXON RONALD W & GWEN						
GRANTEE: HKT PROPERTIES LLC						
1150/0789	7/02/2003	QC	Q	I	01	100
GRANTOR: MIXON GWEN D & ALTON						
GRANTEE: MIXON RONALD W & GW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S14 E76 N14$.

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	20	20	400.00	SF	6.50	6.50	100	2008	2008	3	88	2,288	
2	0810	CONCRETE A	0	0	0	0	70.00	SF	6.50	6.50	100	2008	2008	3	88	400	
3	0812	CONCRETE C	0	0	0	0	2,491.00	SF	4.00	4.00	100	2003	2003	3	82	8,170	
4	0810	CONCRETE A	0	0	16	12	192.00	SF	6.50	6.50	100	2008	2008	3	88	1,098	
5	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	2008	2008	3	88	961	
6	1126	CB/STC 8"	0	0	0	0	109.00	SF	8.00	8.00	100	2008	2008	3	88	767	

LAND DESCRIPTION

TOTAL OB/XF 13,684

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		OR	0.00	0.00	0.88	AC		1.00	1.00	1.00	85,000.00	85,000.00	74,800							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.12	AC		1.00	1.00	1.00	100.00	100.00	12							

REVIEW DATE 10/05/2022 BY NWA Total Acres: 1.00 Total Land Value: 74,812 Market: 0 Agricultural: 0 Common: 74,812 PRINTED 07/30/2025 BY SYS