PT OR 2042/242
PARCELS 4-18 & 4-19
1989 VILL SW/MH

HKT PROPERTIES LLC
86064 MARTIN LANE
YULEE, FL 32097

2025

04-2N-27-0000-0004-0180

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

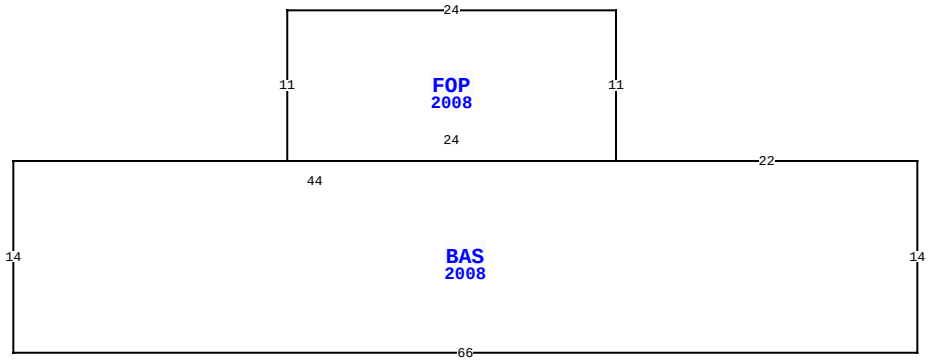
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	22,398
FOP	264	30	2008	79	1,915
TOTALS	1,188			1,003	24,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,003	101.0000	80.80	81,042	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	24,313
TOTAL MARKET OB/XF VALUE	6,750
TOTAL LAND VALUE - MARKET	75,662
TOTAL MARKET VALUE	106,725
SOH/AGL Deduction	37,601
ASSESSED VALUE	69,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,124
TOTAL JUST VALUE	106,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21039	ELEC OTHER	0	07/01/2008
M13987	MECH OTHER	0	07/01/2008
P13353	OTHER	0	07/01/2008

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						
1150/0793	7/02/2003	WD	U	V		17,500
GRANTOR: MUSGROVE ALTON						
GRANTEE: MIXON RONALD W & GW						

86030 MARTIN LN, YULEE

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

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	17	16	272.00	SF	30.00	30.00	100	1988	1988	3	20	1,632	
2	0680	POLE SHED	0	0	16	11	176.00	SF	10.00	10.00	100	1988	1988	3	20	352	
3	0681	POLE SHED	0	0	27	11	297.00	SF	15.00	15.00	100	1988	1988	3	20	891	
4	0680	POLE SHED	0	0	16	7	112.00	SF	10.00	10.00	100	1988	1988	3	20	224	
5	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2008	2008	3	88	2,288	
6	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2008	2008	3	88	343	
7	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2008	2008	3	88	686	
8	1242	WD DECK A	0	0	7	5	35.00	SF	10.00	10.00	100	2008	2008	3	31	109	
9	1126	CB/STC 8"	0	0	0	0	32.00	SF	8.00	8.00	100	2008	2008	3	88	225	

BUILDING DIMENSIONS

BAS=[YR=2008] W22 FOP=[YR=2008] N11 W24 S11 E24$ W44 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 6,750

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	0.89	AC		1.00	1.00	1.00	85,000.00	85,000.00	75,650							
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: 1.01 Total Land Value: 75,662 Market: 0 Agricultural: 0 Common: 75,662 PRINTED 07/30/2025 BY SYS