PT OF TRACT A IN OR 935/325
(EX ESMT IN OR 390/469 &
OR 463/137)

DUNMAN CLARA SUE EST
85765 NORTH HARTS RD
YULEE, FL 32097

2025

04-2N-27-4290-000A-0020

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	04	PLYWOOD 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

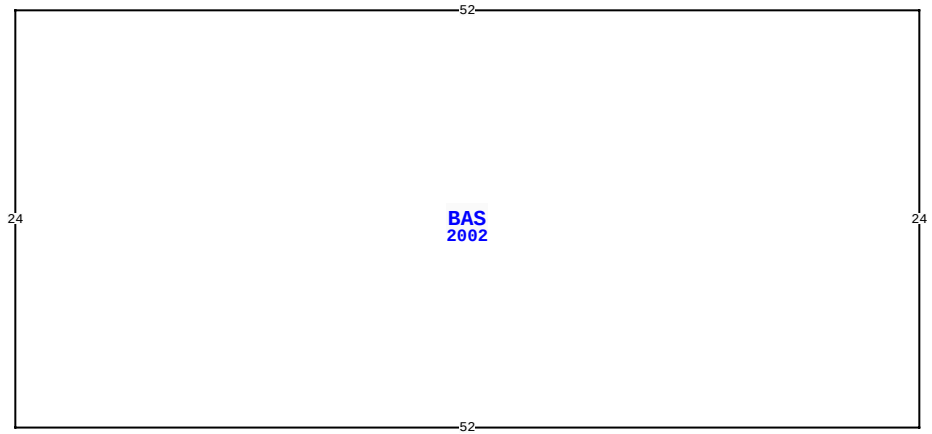
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2002	1,248	35,104
TOTALS	1,248			1,248	35,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	117.2000	93.76	117,012	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



85783 NORTH HARTS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,201
TOTAL MARKET OB/XF VALUE	257
TOTAL LAND VALUE - MARKET	227,275
TOTAL MARKET VALUE	309,733
SOH/AGL Deduction	143,640
ASSESSED VALUE	166,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,093
TOTAL JUST VALUE	309,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0311145	CHNGE SRVC	0	05/01/2003
8462	TEMP POLE	200	09/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/638	7/10/2025	FJ	U	I	11	0
GRANTOR: DUNMAN MARSHALL W EST						
GRANTEE: DUNMAN CLARA SUE ES						
0937/1988	6/05/2000	WD	U	I	07	100
GRANTOR: TAYLOR JAMES L						
GRANTEE: DUNMAN MARSHALL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S24 E52 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	0940	SHEDS/PORT	0	0	14	12	64.00	SF	20.10	20.10	100	1995	1995	3	20	257	

LAND DESCRIPTION

TOTAL OB/XF 257

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	0005	OR	0.00	0.00	2.67	AC		1.00	1.00	1.00	85,000.00	85,000.00	226,950							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.65	AC		1.00	1.00	1.00	500.00	500.00	325							

REVIEW DATE 03/17/2020 BY NWA Total Acres: 3.32 Total Land Value: 227,275 Market: 0 Agricultural: 0 Common: 227,275 PRINTED 07/30/2025 BY SYS

PT OF TRACT A IN OR 935/325
(EX ESMT IN OR 390/469 &
OR 463/137)

DUNMAN CLARA SUE EST
85765 NORTH HARTS RD
YULEE, FL 32097

2025

04-2N-27-4290-000A-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

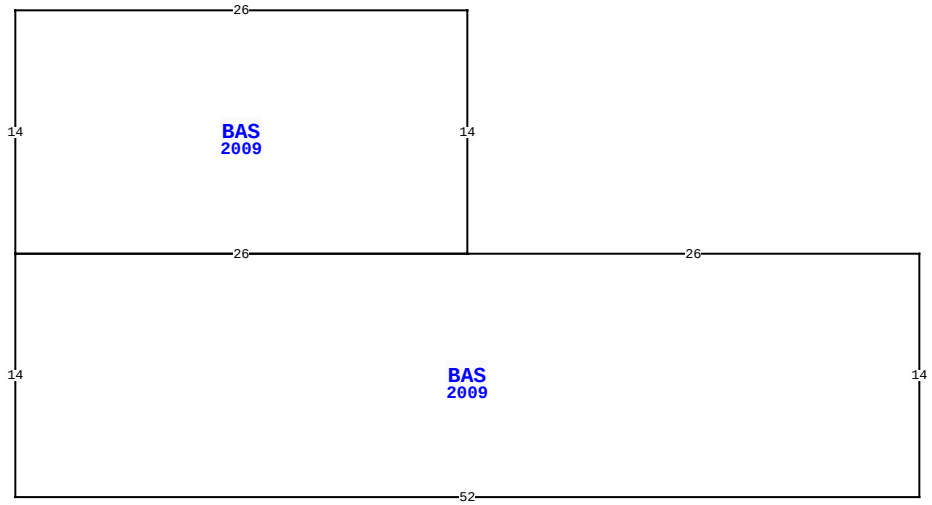
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100	2009	364	8,544
BAS	728	100	2009	728	17,088
TOTALS	1,092			1,092	25,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,092	97.8000	78.24	85,438	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1092 HX Base Yr



85783 NORTH HARTS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,201
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TOTAL LAND VALUE - MARKET	227,275
TOTAL MARKET VALUE	309,733
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ASSESSED VALUE	166,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,093
TOTAL JUST VALUE	309,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/638	7/10/2025	FJ	U	I	11	0
GRANTOR: DUNMAN MARSHALL W EST						
GRANTEE: DUNMAN CLARA SUE ES						
0937/1988	6/05/2000	WD	U	I	07	100
GRANTOR: TAYLOR JAMES L						
GRANTEE: DUNMAN MARSHALL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W26 BAS=[YR=2009] N14 W26 S14 E26 $ W26 S14 E52 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 03/17/2020 BY NWA Total Acres: 3.32 Total Land Value: 227,275 Market: 0 Agricultural: 0 Common: 227,275 PRINTED 07/30/2025 BY SYS

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DUNMAN CLARA SUE EST
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YULEE, FL 32097

2025

04-2N-27-4290-000A-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		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

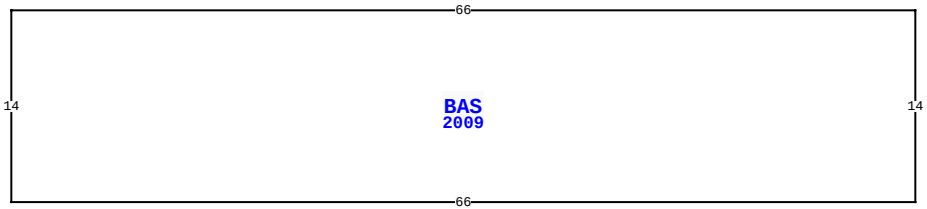
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2009	924	21,467
TOTALS	924			924	21,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.8000	77.44	71,555	1988	1988	0	0	0	70.00	30.00

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



85783 NORTH HARTS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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ASSESSED VALUE	166,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,093
TOTAL JUST VALUE	309,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/638	7/10/2025	FJ	U	I	11	0
GRANTOR: DUNMAN MARSHALL W EST						
GRANTEE: DUNMAN CLARA SUE ES						
0937/1988	6/05/2000	WD	U	I	07	100
GRANTOR: TAYLOR JAMES L						
GRANTEE: DUNMAN MARSHALL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W66 S14 E66 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 03/17/2020 BY NWA Total Acres: 3.32 Total Land Value: 227,275 Market: 0 Agricultural: 0 Common: 227,275 PRINTED 07/30/2025 BY SYS