PT NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 2601/1094

EVATT CYNTHIA J
67812 OWENS FARM RD
YULEE, FL 32041

2025

41-4N-26-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

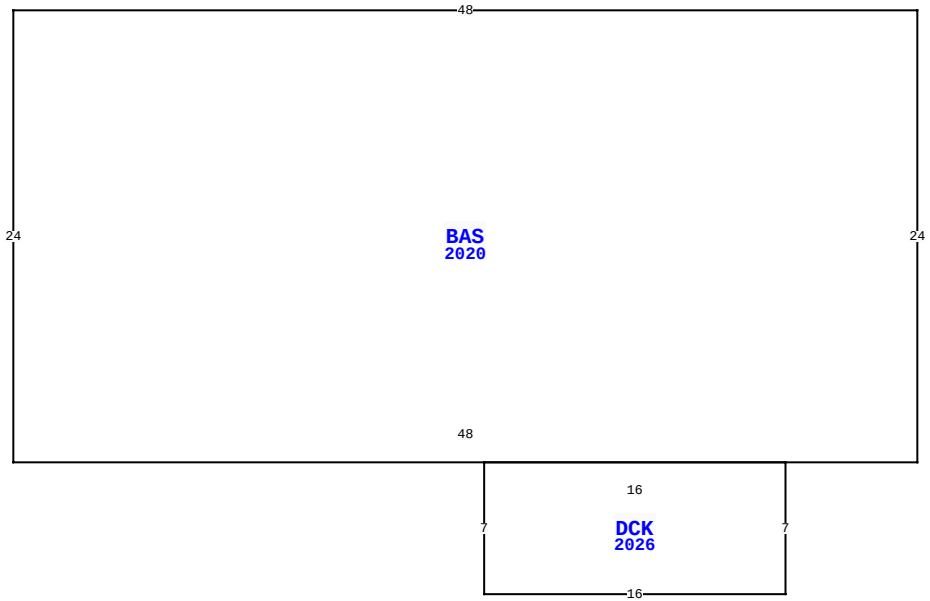
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2020	1,152	59,676
DCK	112	15	2026	17	881
TOTALS	1,264			1,169	60,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,169	117.2000	99.62	116,456	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2024 Heated Area: 1152 HX Base Yr 2024



67812 OWENS FARM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,557
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		98,807
SOH/AGL Deduction		3,181
ASSESSED VALUE		95,626
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,904
TOTAL JUST VALUE		98,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/1094	11/07/2022	WD	Q	I	01	124,800
GRANTOR: HYERS LARRY C & GLORI						
GRANTEE: EVATT CYNTHIA J						
2476/1957	7/02/2021	WD	Q	I	01	86,500
GRANTOR: BURCH HELEN C REVOCAB						
GRANTEE: HYERS LARRY C & GLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W48 S24 E48 N24 $
DCK=[YR=2026;ORIG=-23,24] E16 S7 W16 N7 $
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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	100		OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	45,000.00	45,000.00	38,250							

REVIEW DATE 07/21/2021 BY KBA Total Acres: 0.85 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 07/30/2025 BY SYS