PT JOHN LOWE MILL GRANT
SEC 42-2N-27E IN OR 2085/1708

TYRE ERIN & KEITH L
85195 HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-0000-0077-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

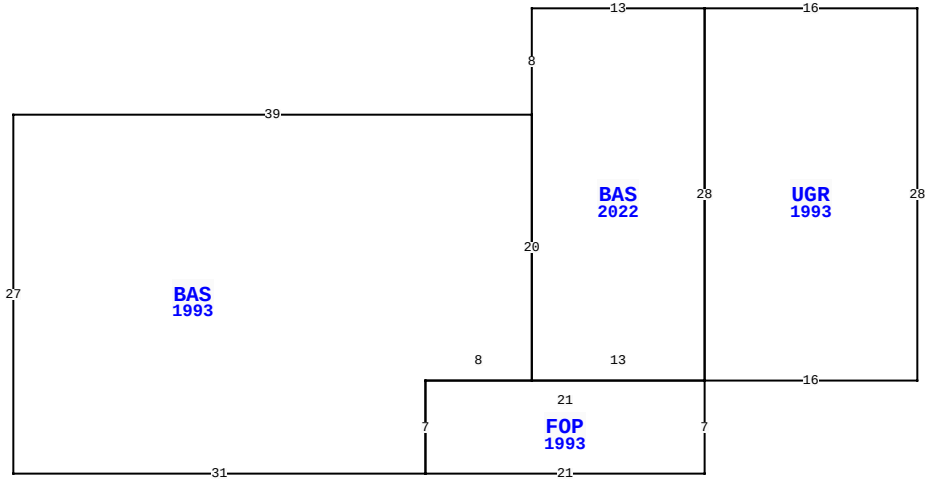
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	997	100	1993	997	89,557
BAS	364	100	2022	364	32,697
FOP	147	30	1993	44	3,953
UGR	448	45	1993	202	18,145
TOTALS	1,956			1,607	144,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,607	105.0600	105.06	168,831	1955	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1361 HX Base Yr 2019



85195 HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	0812	CONCRETE C	0	100	0	0	1,250.00	SF	4.00	4.00	100	1970	1970	3	20	1,000	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
3	0350	CARPORT WD	0	100	20	10	200.00	SF	5.07	5.07	100	1997	1997	3	20	203	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		144,351
TOTAL MARKET OB/XF VALUE		1,903
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		206,254
SOH/AGL Deduction		50,566
ASSESSED VALUE		155,688
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,966
TOTAL JUST VALUE		206,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000733	REMODEL	15,717	01/12/2022
B23109	ADDITION	6,059	12/01/2009
960530	REPAIR/RRF	3,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/1708	11/22/2016	WD	Q	I	01	158,000
GRANTOR: POPE TACO E & AMY MAR						
GRANTEE: TYRE ERIN & KEITH L						
2085/1706	11/21/2016	QC	U	I	11	100
GRANTOR: BENNER LAUREL E N/K/A						
GRANTEE: POPE TACO E						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W16 BAS=[YR=2022] W13 S8 BAS=[YR=1993] W39 S27E31 FOP=[YR=1993] E21 N7 W21 S7$N7 E8 N20$ S20 E13 N28$ S28 E16 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,903

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/05/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS