IN OR 1264/1858
FPL ESMT OR 347/782 R434023
ESMT OR 1738/348

DOUECK NORMAN B & LYNNE B
85081 HARTS RD
YULEE, FL 32097

2025

42-2N-27-0000-0080-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

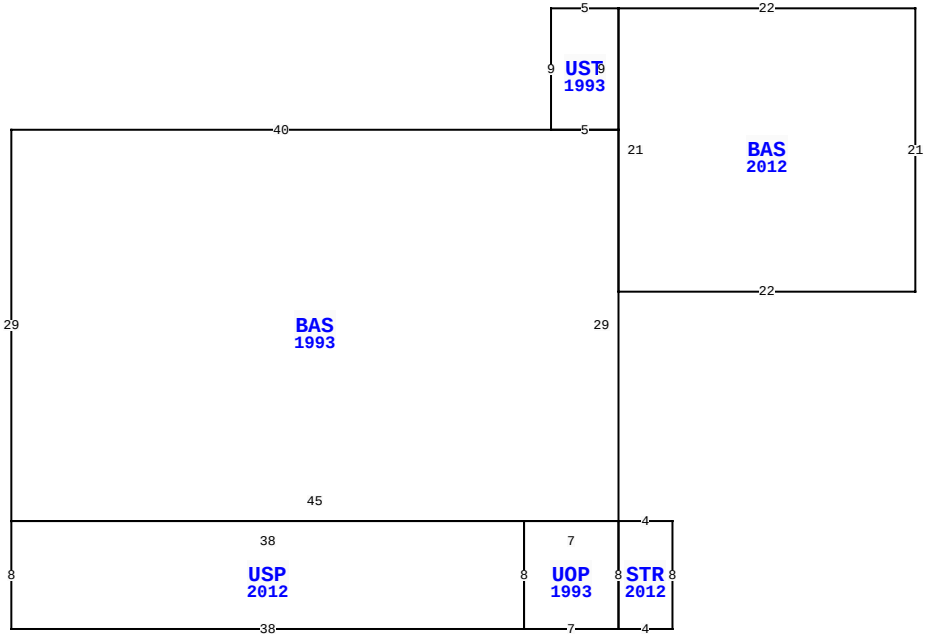
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	1993	1,305	121,986
BAS	462	100	2012	462	43,186
STR	32	10	2012	3	281
UOP	56	20	1993	11	1,028
USP	304	30	2012	91	8,507
UST	45	45	1993	20	1,870
TOTALS	2,204			1,892	176,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	132.5940	132.59	250,860	1965	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1767 HX Base Yr 2005



85081 HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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	0300	BOAT DCK W	0	100	130	4	520.00	SF	40.00	40.00	100	2011	2011	3	60	12,480	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2008	2008	3	31	2,678	
3	0810	CONCRETE A	0	100	0	0	368.00	SF	6.50	6.50	100	2000	2000	3	77	1,842	
4	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2014	2014	3	71	23,856	
5	0812	CONCRETE C	0	100	0	0	3,560.00	SF	4.00	4.00	100	2014	2014	3	94	13,386	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,856
TOTAL MARKET OB/XF VALUE		54,242
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		441,098
SOH/AGL Deduction		198,037
ASSESSED VALUE		243,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,339
TOTAL JUST VALUE		441,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428165	960 SF FGR	40,378	01/01/2014
8110	MH MOVE-ON	4,500	03/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/1858	10/11/2004	WD	Q	I		210,000
GRANTOR: LAYMAN WILLIAM D &						
GRANTEE: DOUECK NORMAN B & L						
0941/1506	7/20/2000	QC	Q	I	06	100
GRANTOR: FORDE W D SR & TOMMIE						
GRANTEE: LAYMAN DONALD ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W22 UST=[YR=1993] W5 S9 BAS=[YR=1993] W40 S29 USP=[YR=2012] S8 E38 UOP=[YR=1993] E7 STR=[YR=2012] E4 N8 W4 S8 $ N8 W7 S8$ N8 W38$ E45 N29 W5 $ E5 N9$S21 E22 N21$.

LAND DESCRIPTION

TOTAL OB/XF 54,242

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	000131	C	RES CREEK	100	0006	RM	150.00	425.00	150.00	FF		1.00	1.00	1.00	1,400.00	1,400.00	210,000							

REVIEW DATE 03/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS