IN OR 683/1754
ESMT OR 535/413

FAY P M
85075 HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-0000-0080-0040

BUILDING CHARACTERISTICS

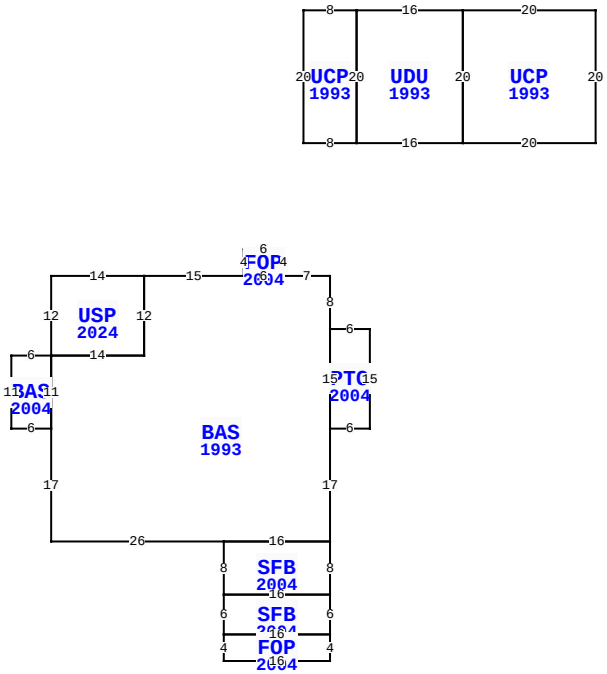
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,512	100	1993	1,512	118,808
BAS	66	100	2004	66	5,186
FOP	24	30	2004	7	550
FOP	64	30	2004	19	1,493
PTO	90	5	2004	4	315
SFB	96	80	2004	77	6,050
SFB	128	80	2004	102	8,015
UCP	160	20	1993	32	2,514
UCP	400	20	1993	80	6,286
UDU	320	55	1993	176	13,830
TOTALS	3,028			2,125	166,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	103.3900	103.39	219,704	1974	1976	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 1993 Heated Area: 1757 HX Base Yr 1993



** This building has 11 Sub-Areas

85075 HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,975
TOTAL MARKET OB/XF VALUE	7,812
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	384,787
SOH/AGL Deduction	256,135
ASSESSED VALUE	128,652
TOTAL EXEMPTION VALUE	HX HB SL 128,652
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	384,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R046347	REPAIR/RRF	1,090	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0683/1754	6/30/1993	WD	Q	I		80,000
GRANTOR: REGISTER GUYTON S						
GRANTEE: FAY N D & P M						
0652/1154	3/25/1992	WD	Q	I	01	100
GRANTOR: REGISTER GUYTON & K						
GRANTEE: REGISTER GUYTON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W7 W6 W15 S12 W14 S11 S17 E26 E16 N17 N15 N8 $
UCP=[YR=1993;ORIG=20,-40] E20 S20 W20 N20 $
UDU=[YR=1993;ORIG=4,-40] E16 S20 W16 N20 $
USP=[YR=2024;ORIG=-42,0] E14 S12 W14 N12 $
UCP=[YR=1993;ORIG=-4,-40] E8 S20 W8 N20 $
SFB=[YR=2004;ORIG=-16,40] S8 E16 N8 W16 $
SFB=[YR=2004;ORIG=-16,48] S6 E16 N6 W16 $
PTO=[YR=2004;ORIG=0,23] E6 N15 W6 S15 $
BAS=[YR=2004;ORIG=-42,12] W6 S11 E6 N11 $
FOP=[YR=2004;ORIG=-16,54] S4 E16 N4 W16 $
FOP=[YR=2004;ORIG=-7,0] N4 W6 S4 E6 $

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	0810	CONCRETE A	0	100	38	12	456.00	SF	6.50	6.50	100	1994	1994	3	66	1,956	
2	0300	BOAT DCK W	0	100	0	0	732.00	SF	40.00	40.00	100	2024	1990		20	5,856	

LAND DESCRIPTION

TOTAL OB/XF 7,812

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	525.00	150.00	FF		1.00	1.00	1.00	1,400.00	1,400.00	210,000							

REVIEW DATE 06/18/2024 BY KW Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS