

PEACOCK DANIEL W & JOYCE A
85027 HARTS LANE
YULEE, FL 32097

42-2N-27-0000-0083-0050

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall	16	WD FR STUC 50				0100	01	1,411	109.7200	109.72	154,815	1951	1965	0	0	0	27.13	72.87	VALUATION BY		STANDARD													
Exterior Wall	30	VINYL 50				3 SINGLE FAM - 0% - 0										Heated Area: 1152				HX Base Yr														
Roof Structure	03	GABLE/HIP 100																																
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floor	08	SHT VINYL 50																																
Interior Floor	14	CARPET 50																																
Air Condition	02	WINDOW 100																																
Heating Type	03	FORCED AIR 100																																
Bedrooms	3	100																																
Bathrooms	2	100																																
Frame Stories	02	WOOD FRAME 100				BAS 1993																												
Units	1.	1. 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	1,152	100	1993	1,152	92,105																													
FEP	144	80	1993	115	9,195																													
FEP	160	80	1993	128	10,234																													
UOP	80	20	1993	16	1,280																													
TOTALS	1,536			1,411	112,814																													
EXTRA FEATURES					85027 HARTS LN, YULEE										BLD DATE					LGL DATE					05/08/2025					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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																		
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