IN OR 1461/727
PARCELS 85-1 & 85-2

WILSON JENNIFER MERTZ L/E/
85011 HARTS RD
YULEE, FL 32097

2025

42-2N-27-0000-0085-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

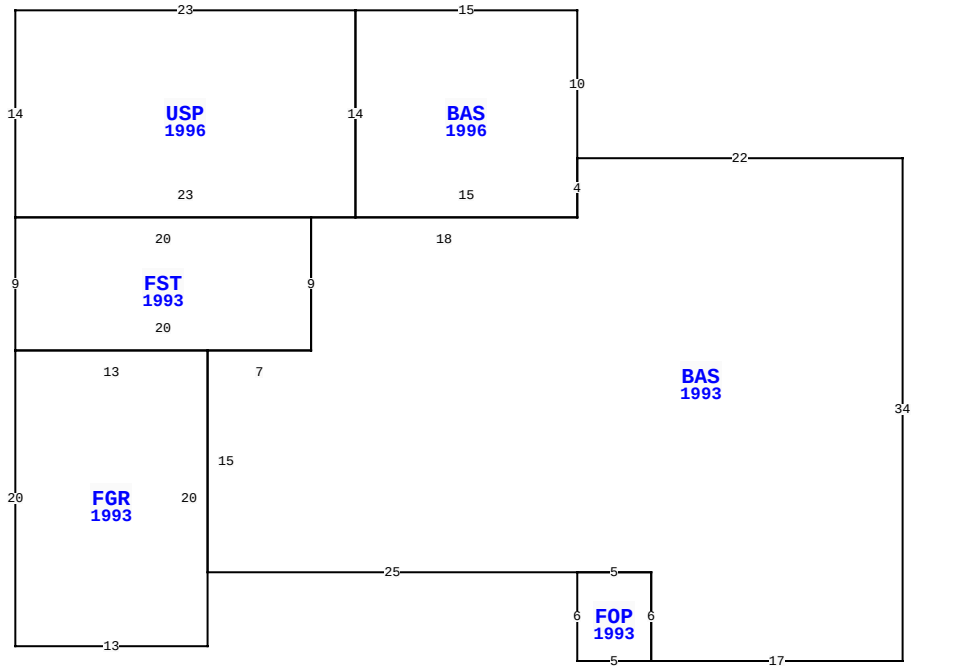
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1993	1,255	104,322
BAS	210	100	1996	210	17,456
FGR	260	55	1993	143	11,887
FOP	30	30	1993	9	748
FST	180	55	1993	99	8,229
USP	322	30	1996	97	8,063
TOTALS	2,257			1,813	150,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	125.0000	125.00	226,625	1977	1977	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 2004 Heated Area: 1465 HX Base Yr 2004



85011 HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,595
TOTAL MARKET OB/XF VALUE		5,584
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		250,179
SOH/AGL Deduction		120,059
ASSESSED VALUE		130,120
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		74,398
TOTAL JUST VALUE		250,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970666	REPAIR/RRF	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1072	1/16/2024	FJ	U	I	11	0
GRANTOR: WILSON DAVID GLEN EST						
GRANTEE: WILSON JENNIFER MER						
1461/0727	11/27/2006	QC	U	I	07	100
GRANTOR: WILSON TWILA E ETAL						
GRANTEE: WILSON DAVID GLEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=1996] N10 W15 USP=[YR=1996] W23 S14 FST=[YR=1993] S9 FGR=[YR=1993] S20 E13 N20 W13 $ E20 N9 W20 $ E23 N14 $ S14 E15 N4 $ S4 W18 S9 W7 S15 E25 FOP=[YR=1993] S6 E5 N6 W5 $ E5 S6 E17 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20	5.20	100	1982	1982	3	35	1,012	
3	0811	CONCRETE B	0	100	0	0	1,258.00	SF	5.20	5.20	100	1984	1984	3	41	2,682	

LAND DESCRIPTION

TOTAL OB/XF 5,584

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	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/02/2023 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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2025

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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	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

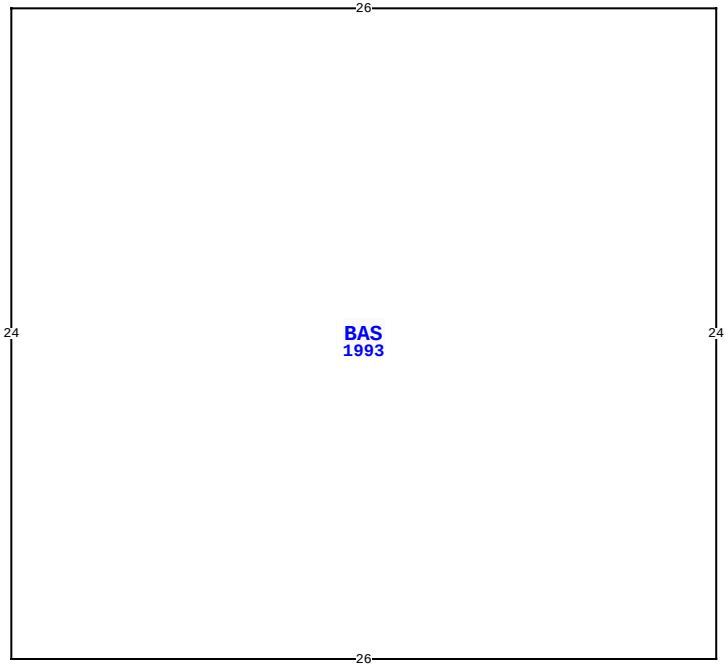
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	8,889
TOTALS	624			624	8,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	77.0000	28.49	17,778	1984	1984	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2004 Heated Area: 624 HX Base Yr 2004



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: WILSON TWILA E ETAL						
GRANTEE: WILSON DAVID GLEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24 $.

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

REVIEW DATE 02/02/2023 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS