IN OR 1594/783
R567701 & R673765
EX OR 138/397 & EX 88-2 & 88-3

CASSEL MILDRED RENSHAW/SAPP MAXENE RENSHAW
PO BOX 857
YULEE, FL 32041-0857

2025

42-2N-27-0000-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 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
Quality	02	Quality Level 02

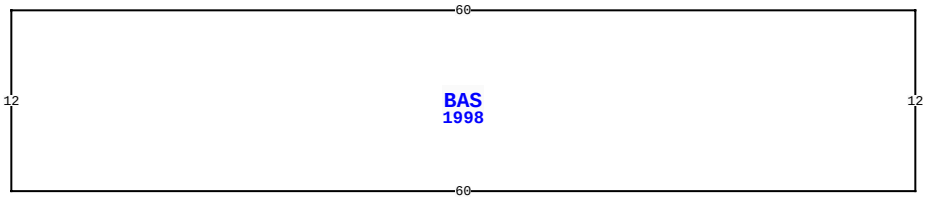
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1998	720	10,426
TOTALS	720			720	10,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	60.3400	48.27	34,754	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



85379 HARTS RD, YULEE

BLD DATE	04/18/2007	JM	LGL DATE	
XF DATE	04/18/2007	JM	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	10,426
TOTAL MARKET OB/XF VALUE	1,788
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	114,214
SOH/AGL Deduction	50,825
ASSESSED VALUE	63,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,389
TOTAL JUST VALUE	114,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982445	MH MOVE-ON	0	11/01/1998
8054	MH MOVE-ON	5,704	02/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1594/0783	11/24/2008	WD	Q	I	01	100
GRANTOR: RENSHAW MILDRED						
GRANTEE: CASSEL MILDRED RENS						
0649/0002	2/13/1992	PR	Q	V	01	100
GRANTOR: HARRIS THOMAS JR P/R						
GRANTEE: RENSHAW MILDRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S12 E60 N12$.

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	0751	UOP	0	0	8	10	80.00	SF	10.00	10.00	100	1998	1998	3	25	200	
2	0751	UOP	0	0	4	8	32.00	SF	10.00	10.00	100	1998	1998	3	25	80	
3	0572	JUNK MH	0	0	0	0	1.00	UT	500.00	500.00	100	1966	1966	3	100	500	
4	0940	SHEDS/PORT	0	0	10	20	200.00	SF	24.00	24.00	100	2004	2004	3	21	1,008	

LAND DESCRIPTION

TOTAL OB/XF 1,788

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	0		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	85,000.00	85,000.00	102,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.20 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS