

REVIEW DATE	12/18/2024	BY	KW	Total Acres: 1.49	Total Land Value: 126,650	Market: 0	Agricultural: 0	Common: 126,650	PRINTED 07/30/2025 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3													
ELEMENT		CD		30		VINYL 100		0800		02		896		115.0000		97.75		87,584		2022		2022		0		0		0		2.00		98.00	
Exterior Wall		03		GABLE/HIP 100		2 M/H		94+ - 0% - 2025		Heated Area:		896		HX Base Yr																			
Roof Cover		05		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floor		13		LVT/LAMNT 100																													
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																													
Quality		03		Quality Level 03																													
DOR CODE		0200		MOBILE HOME																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		4053.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		896		100		2025		896		85,832																							



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	15	CONC BLOCK 100	6500	01	1,188	58.0000	21.46	25,494	1946	1946	0	0	0	50.00	50.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	3 GARAGE RES - 0% - 0														Heated Area: 1188												HX Base Yr												
Roof Cover	03	COMP SHNGL 100	225422 BAS 1993														BAS												1993												
Interior Wall	01	MINIMUM 100																																							
Interior Floo	03	CONC FINSH 100																																							
Air Condition	02	WINDOW 100																																							
Heating Type	02	CONVECTION 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			0200 MOBILE HOME																																						
MAP NUM																04																									
NEIGHBORHOOD/LOC			4053.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,188	100	1993	1,188	12,747																																				
TOTALS			1,188			1,188	12,747																																		
EXTRA FEATURES						85327 HARTS RD, YULEE																																			
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																									
																		BLD DATE												LGL DATE											
																		XF DATE												LAND DATE											
																		INC DATE												AG DATE											
																														05/08/2025 MLU											
LAND DESCRIPTION						TOTAL OB/XF												0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
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