IN OR 1527/650
R434079 & R434080

HARRIS TRAVIS B
85373 HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-0000-0088-0040

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 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	03	Quality Level 03

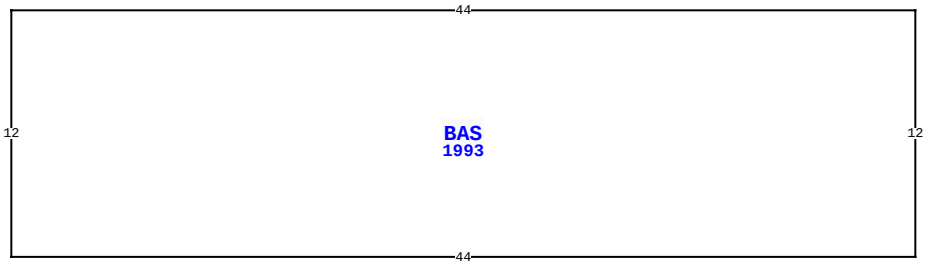
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	10,645
TOTALS	528			528	10,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	528	84.0000	67.20	35,482	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 528 HX Base Yr 2008



85373 HARTS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		10,645
TOTAL MARKET OB/XF VALUE		852
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		113,497
SOH/AGL Deduction		70,413
ASSESSED VALUE		43,084
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,084
TOTAL JUST VALUE		113,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8274	CHNGE SRVC	100	07/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/0650	9/26/2007	QC	Q	I	01	100
GRANTOR: HARRIS CHRISTOPHER S						
GRANTEE: HARRIS TRAVIS B						
1249/1525	8/02/2004	QC	Q	I	06	100
GRANTOR: HARRIS THOMAS H JR L/						
GRANTEE: HARRIS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S12 E44 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	0753	UEP	0	100	8	10	80.00	SF	22.00	22.00	100	1985	1985	3	20	352	
2	0572	JUNK MH	0	100	0	0	1.00	UT	500.00	500.00	100	1969	1969	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 852

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		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