IN OR 2342/986
R583369

HARRISON CHARLENE R
85359 HARTS RD
YULEE, FL 32097

2025

42-2N-27-0000-0089-0000

BUILDING CHARACTERISTICS

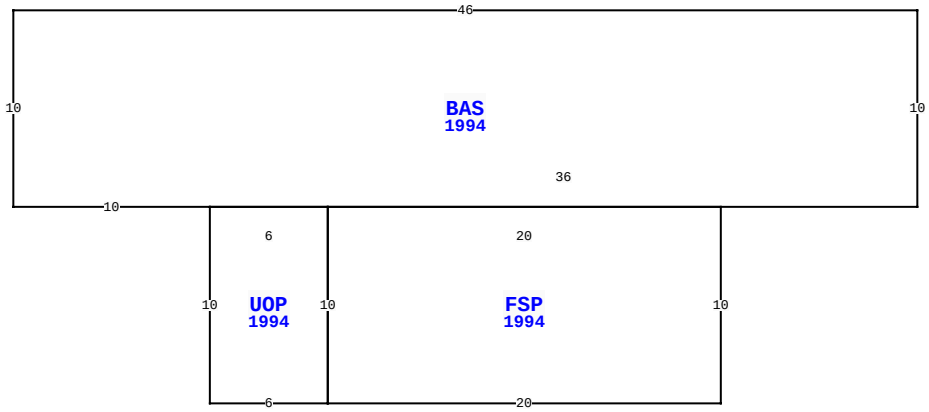
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	460	100	1994	460	9,472
FSP	200	60	1994	120	2,471
UOP	60	25	1994	15	309
TOTALS	720			595	12,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	595	85.8000	68.64	40,841	1967	1967	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 460 HX Base Yr 2022



85359 HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		12,252
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		115,212
SOH/AGL Deduction		34,830
ASSESSED VALUE		80,382
TOTAL EXEMPTION VALUE	HX HB SX	80,382
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		115,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/0986	2/01/2021	QC	U	I	11	100
GRANTOR: RENSHAW LESLIE L & CH						
GRANTEE: HARRISON CHARLENE R						
1594/0789	11/24/2008	WD	Q	I	01	100
GRANTOR: RENSHAW MILDRED L						
GRANTEE: RENSHAW LESLIE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W46 S10 E10 UOP=[YR=1994] S10 E6FSP=[YR=1994] E20 N10 W20 S10$N10W6$E36 N10$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	24.00	24.00	100	2000	2000	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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 12/06/2022 BY NWA Total Acres: 1.20 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS