PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2739/765 AS
2A, 2B

HARTS49 LLC
608 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

**2025**

**42-2N-27-0000-0091-0000**

## BUILDING CHARACTERISTICS

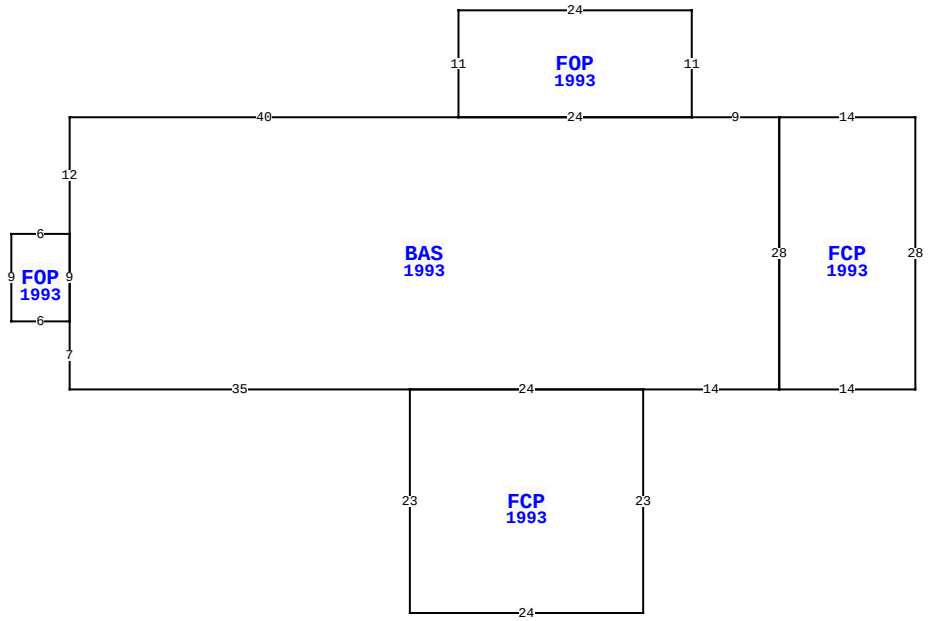
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,044 | 100 | 1993 | 2,044 | 152,698 |
| FCP | 392 | 25 | 1993 | 98 | 7,321 |
| FCP | 552 | 25 | 1993 | 138 | 10,309 |
| FOP | 54 | 30 | 1993 | 16 | 1,195 |
| FOP | 264 | 30 | 1993 | 79 | 5,902 |
| TOTALS | 3,306 | | | 2,375 | 177,426 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,375 | 118.5800 | 118.58 | 281,628 | 1959 | 1970 | 0 | 0 | 0 | 37.00 | 63.00 |

1 SINGLE FAM – 0% - 2025 Heated Area: 2044 HX Base Yr




85313 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 | 177,426 |
| TOTAL MARKET OB/XF VALUE | 7,961 |
| TOTAL LAND VALUE - MARKET | 113,645 |
| TOTAL MARKET VALUE | 299,032 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 299,032 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 299,032 |
| TOTAL JUST VALUE | 299,032 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 271,681 |

JUNK HOUSE = OLD STRUCTURE (VERY POOR CONDTN) @ 85
OLD CABINS @ 85062 & 85048 = NO VALUE - NOT LIVEA

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23899 | DEMOLITION | 3,300 | 08/01/2010 |
| B21244 | DEMOLITION | 200 | 04/01/2008 |
| B21245 | DEMOLITION OF MH | 200 | 04/01/2008 |
| 95-1561 | CHNGE SRVC | 0 | 02/01/1995 |
| 4699 | REPAIR/RRF | 6,500 | 02/01/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2739/765 | 9/20/2024 | WD | Q | I | 05 | 525,000 |
| GRANTOR: DINKINS BARBARA | | | | | | |
| GRANTEE: HARTS49 LLC | | | | | | |
| 2378/0575 | 7/22/2020 | WD | U | I | 11 | 100 |
| GRANTOR: ROBERSON MARY L | | | | | | |
| GRANTEE: ROBERSON GARY & BAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-14,0] W9 W24 W40 S12 S9 S7 E35 E24 E14 N28 $
FCP=[YR=1993;ORIG=-52,28] S23 E24 N23 W24 $
FCP=[YR=1993;ORIG=0,0] W14 S28 E14 N28 $
FOP=[YR=1993;ORIG=-23,0] N11 W24 S11 E24 $
FOP=[YR=1993;ORIG=-87,12] W6 S9 E6 N9 $
.

## 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 | 0570 | JUNK HOUSE | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1930 | 1930 | 3 | 100 | 500 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 24 | 16 | 384.00 | SF | 26.95 | 26.95 | 100 | 1980 | 1980 | 3 | 20 | 2,070 | |
| 3 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 1,018.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 1,588 | |
| 5 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 56 | 1,960 | |
| 8 | 0350 | CARPORT WD | 0 | 0 | 24 | 20 | 480.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 1,248 | |
| 9 | 0350 | CARPORT WD | 0 | 0 | 16 | 13 | 208.00 | SF | 13.00 | 13.00 | 100 | 2005 | 2005 | 3 | 22 | 595 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,961

| 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 | 0004 | OR | 0.00 | 0.00 | 1.91 | AC | | 1.00 | 1.00 | 0.70 | 85,000.00 | 59,500.00 | 113,645 | | | | | | | |

REVIEW DATE 06/06/2025 BY KW Total Acres: 1.91 Total Land Value: 113,645 Market: 0 Agricultural: 0 Common: 113,645 PRINTED 07/30/2025 BY SYS