

LOT 1  
IN OR 579 PG 78  
R378265 & R378266

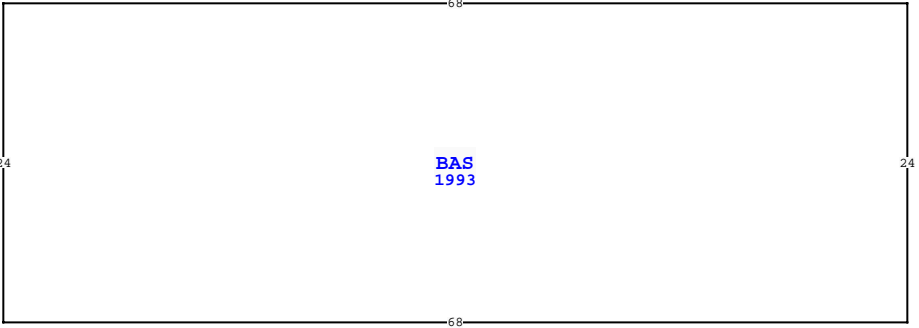
SANDERS TERRY & BRENDA  
P O BOX 2740  
YULEE, FL 32041

**2025**

42-2N-27-430C-0001-0000  


| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 30               | VINYL 100        |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 12               | MODULAR MT 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floop           | 14               | CARPET 100       |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 | 4                | 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 04      |
| NEIGHBORHOOD/LOC         |                  | 4048.00          |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 1,632            | 100              |
|                          | 1993             |                  |
|                          | 1,632            |                  |
|                          | 48,568           |                  |

| MARKET ADJUSTMENTS  |     |           |             |                   |                |            |      |
|---------------------|-----|-----------|-------------|-------------------|----------------|------------|------|
| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB        | EYB  |
| 0820                | 02  | 1,632     | 124.0000    | 99.20             | 161,894        | 1989       | 1994 |
| 1 M/H 93 - 100% - 0 |     |           |             | Heated Area: 1632 |                | HX Base Yr |      |



85088 HARTS RD, YULEE

| NASSAU COUNTY PROPERTY    |           |             |         |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY         |           | PAGE 1 of 1 |         |
| VALUATION BY              | STANDARD  |             |         |
| Tax Group: 4              | Tax Dist: |             |         |
| BUILDING MARKET VALUE     |           |             | 48,568  |
| TOTAL MARKET OB/XF VALUE  |           |             | 0       |
| TOTAL LAND VALUE - MARKET |           |             | 60,000  |
| TOTAL MARKET VALUE        |           |             | 108,568 |
| SOH/AGL Deduction         |           |             | 65,251  |
| ASSESSED VALUE            |           |             | 43,317  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 25,000  |
| BASE TAXABLE VALUE        |           |             | 18,317  |
| TOTAL JUST VALUE          |           |             | 108,568 |
| NCON VALUE                |           |             | 0       |
| INCOME VALUE              |           |             |         |
| PREVIOUS YEAR MKT VALUE   |           |             | 92,497  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |

| SALES DATA        |           |           |       |       |        |            |  |
|-------------------|-----------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 0579/0078         | 9/14/1989 | WD        | Q     | V     |        | 13,500     |  |

GRANTOR: LAWHON & SHEFFIELD  
GRANTEE: SANDERS TERRY & B A

| EXTRA FEATURES |       |       |        |
|----------------|-------|-------|--------|
| TOTALS         | 1,632 | 1,632 | 48,568 |

|          |  |           |            |     |
|----------|--|-----------|------------|-----|
| BLD DATE |  | LGL DATE  | 05/09/2025 | MLU |
| XF DATE  |  | LAND DATE |            |     |
| INC DATE |  | AG DATE   |            |     |

| 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 |
|-----|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
|     |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | 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 |     | RM       | 0.00  | 0.00  | 1.00        | LT          |     | 1.00      | 1.00   | 1.00    | 60,000.00  | 60,000.00      | 60,000     |                             |      |         |      |     |    |        |

| BUILDING NOTES |  |  |  |  |
|----------------|--|--|--|--|
|                |  |  |  |  |

| BUILDING DIMENSIONS                |  |  |  |  |
|------------------------------------|--|--|--|--|
| BAS=[YR=1993] W68 S24 E68 N24 \$ . |  |  |  |  |