PT BLKS 5,6,7 & PT CLOSED
MAPLE AV & PINE ST
IN OR 2115/671

BATYCKI ANTHONY R
85930 N HARTS RD
YULEE, FL 32097

2025

42-2N-27-4340-0006-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	05	ASPH TILE 10
Air Condition	03	CENTRAL 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

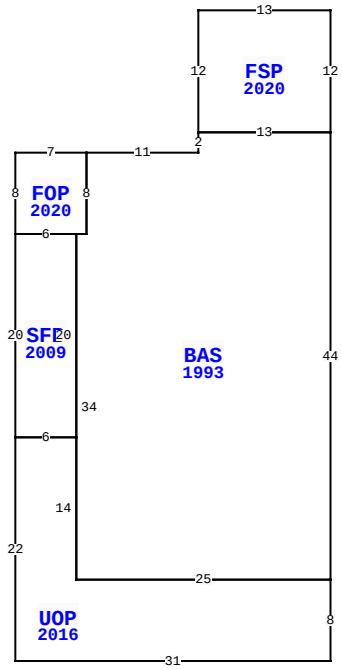
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1993	1,068	102,009
FOP	56	30	2020	17	1,624
FSP	156	40	2020	62	5,922
SFB	120	80	2009	96	9,169
UOP	332	20	2016	66	6,304
TOTALS	1,732			1,309	125,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,309	116.4800	116.48	152,472	1956	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1164 HX Base Yr 2018



85930 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		145,249
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		265,249
SOH/AGL Deduction		133,359
ASSESSED VALUE		131,890
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,168
TOTAL JUST VALUE		265,249
NCON VALUE		25,508
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429604	CARPORT	10,296	11/01/2014
B22769	REMODEL	500	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2115/0671	4/19/2017	QC	U	I	11	100
GRANTOR: QUINN WENDY LYNN						
GRANTEE: BATYCKI ANTHONY R						
1926/0260	6/30/2014	WD	U	I	37	31,200
GRANTOR: SWEAT-COLE JESSICA L						
GRANTEE: QUINN WENDY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W13 S2 W11 S8 W1 S34 E25 N44 $
UOP=[YR=2016;ORIG=-31,30] S22 E31 N8 W25 N14 W6 $
SFB=[YR=2009;ORIG=-25,10] W6 S20 E6 N20 $
FSP=[YR=2020;ORIG=0,0] W13 N12 E13 S12 $
FOP=[YR=2020;ORIG=-24,2] W7 S8 E6 E1 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	50.00	100.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							
2	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/08/2019 BY SB Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

DOR CODE 0100 SINGLE FAMILY
MAP NUM
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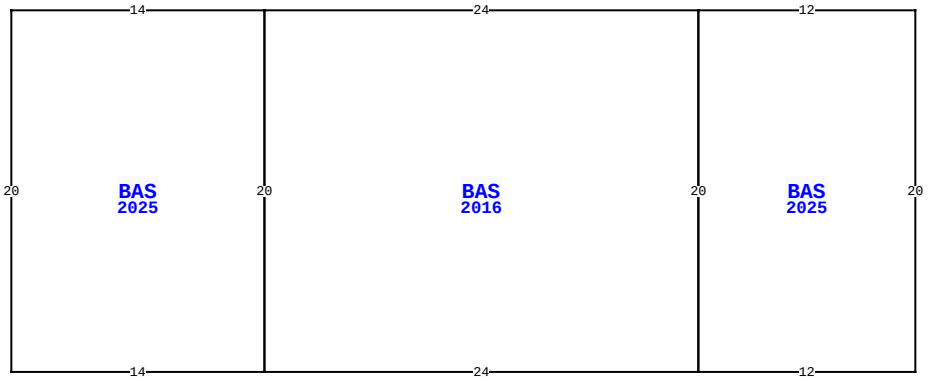
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2016	480	9,706
BAS	240	100	2025	240	4,853
BAS	280	100	2025	280	5,662
TOTALS	1,000			1,000	20,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,000	59.4000	21.98	21,980	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2025 Heated Area: 1000 HX Base Yr 2018



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1926/0260	6/30/2014	WD	U	I	37	31,200
GRANTOR: SWEAT-COLE JESSICA L						
GRANTEE: QUINN WENDY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=50,20] E24 S20 W24 N20 $
BAS=[YR=2025;ORIG=74,20] E12 S20 W12 N20 $
BAS=[YR=2025;ORIG=50,20] W14 S20 E14 N20 $
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EXTRA FEATURES

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 0

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

REVIEW DATE 01/08/2019 BY SB Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS