

PT OF BLOCKS 8 9 10
IN OR 349/547
& ESMT PT OR 218/273

SLUDER DOUGLAS L
85502 HARTS RD
YULEE, FL 32097

2025

42-2N-27-4340-0008-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100	1993	2,175	175,069
FEP	731	80	2008	585	47,087
UOP	24	20	1993	5	403

TOTALS	2,930			2,765	222,559
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,273.00	SF	4.00
3	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50
4	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	1.50

REVIEW DATE	10/27/2022	BY	NWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,765	118.3680	118.37	327,293	1970	1980		0	0	32.00	68.00
1 SINGLE FAM - 0% - 2025												
Heated Area: 2175												
HX Base Yr												
43 17 17 43 21 31 24 4 4 53 13 27 FEP 2008 BAS 1993 UOP 1993												
86079 HAYLEY PL, YULEE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU												

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	0	0	0	1,273.00	SF	4.00	4.00	100	1970	1970	3	20	1,018	
3	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	100	1982	1982	3	35	432	
4	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2022	2022	3	93	3,720	

TOTAL OB/XF												
6,710												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0	0005	OR	0.00	0.00	1.50	AC		1.00

Market:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					222,559				
TOTAL MARKET OB/XF VALUE					6,710				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					356,769				
SOH/AGL Deduction					0				
ASSESSED VALUE					356,769				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					356,769				
TOTAL JUST VALUE					356,769				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					340,029				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6755	GARAGE	13,770	09/25/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2717/1060	6/05/2024	PR	U	I	19	100			
GRANTOR: LEE DONNA S AS PR OF									
GRANTEE: SLUDER DOUGLAS L									
0349/0547	12/01/1981	WD	Q	I		58,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W13 W43 W21 S31 E24 N4 E53 N27 \$									
FEP=[YR=2008;ORIG=-13,0] N17 W43 S17 E43 \$									
UOP=[YR=1993;ORIG=-53,31] E6 N4 W6 S4 \$									