LOTS 8 & 15
IN OR 2362/74
JAMES D CARR SUB UNR

DEAN MORGAN C HOOVER
86011 CARR VILLAGE RD
YULEE, FL 32097

2025

42-2N-27-4350-0008-0000

BUILDING CHARACTERISTICS

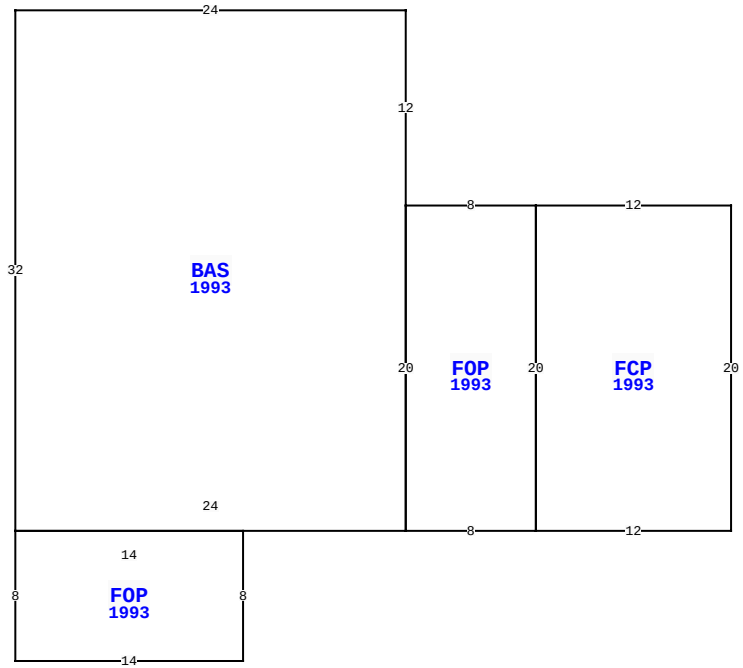
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	768	100	1993	768	84,460
FCP	240	25	1993	60	6,598
FOP	112	30	1993	34	3,739
FOP	160	30	1993	48	5,279
TOTALS	1,280			910	100,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	910	132.9048	132.90	120,939	1954	1984	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2021 Heated Area: 768 HX Base Yr 2021



86011 CARR VILLAGE RD, YULEE

BLD DATE	01/20/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,501
TOTAL MARKET OB/XF VALUE		7,267
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		236,768
SOH/AGL Deduction		82,666
ASSESSED VALUE		154,102
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,380
TOTAL JUST VALUE		236,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4042	N/A	17,325	04/27/1987
3714	N/A	6,500	11/29/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0074	5/15/2020	WD	Q	I	01	166,500
GRANTOR: PMR LLC						
GRANTEE: HOOVER MORGAN C						
2265/1731	4/01/2019	WD	U	I	37	61,200
GRANTOR: LITTLES JEANIE M						
GRANTEE: PMR LLC						

BUILDING NOTES

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
1	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2005	2005	3	22	1,267	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

BUILDING DIMENSIONS

FCP=[YR=1993] W12 FOP=[YR=1993] W8 BAS=[YR=1993] N12 W24 S32 FOP=[YR=1993] S8 E14 N8 W14 $ E24 N20 $ S20 E8 N20 $ S20 E12 N20 $.

LAND DESCRIPTION

TOTAL OB/XF 7,267

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	0007	RM	197.00	76.00	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000							

REVIEW DATE 06/09/2020 BY NWA 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		0.5 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

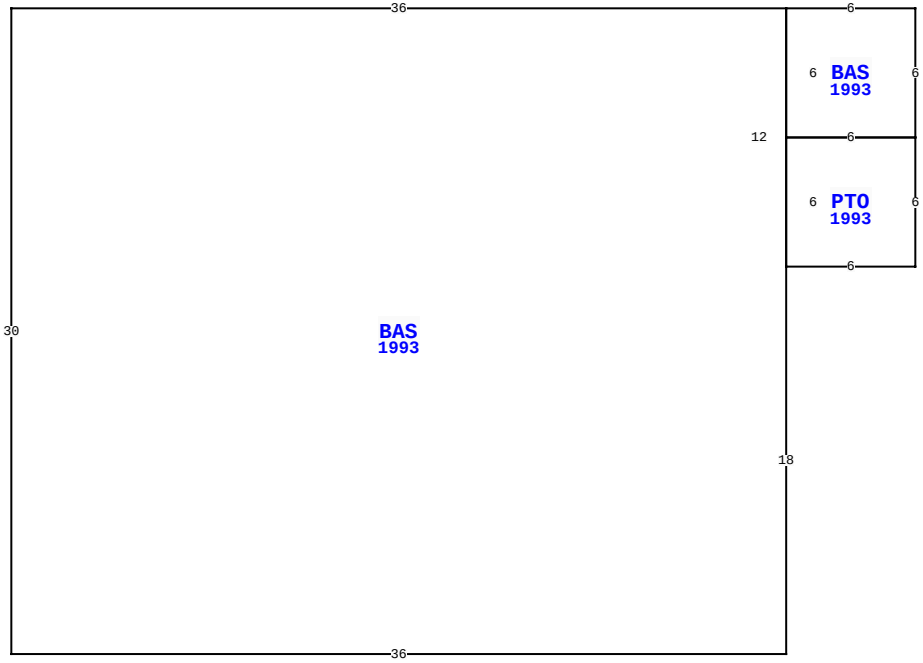
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100	1993	36	304
BAS	1,080	100	1993	1,080	9,105
PTO	36	5	1993	2	17
TOTALS	1,152			1,118	9,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,118	45.5800	16.86	18,849	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2021 Heated Area: 1116 HX Base Yr 2021



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2265/1731	4/01/2019	WD	U	I	37	61,200
GRANTOR: LITTLES JEANIE M						
GRANTEE: PMR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 BAS=[YR=1993] W36 S30 E36 N18 PTO=[YR=1993] E6 N6 W6 S6 $ N12 $ S6 E6 N6 $.

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

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