LOT 2 IN OR 854/537
THE OAKS PB 6/61

HARPE L DALLAS & CONNIE D
85074 JESSIE LANE
YULEE, FL 32097

2025

42-2N-27-4370-0002-0000

BUILDING CHARACTERISTICS

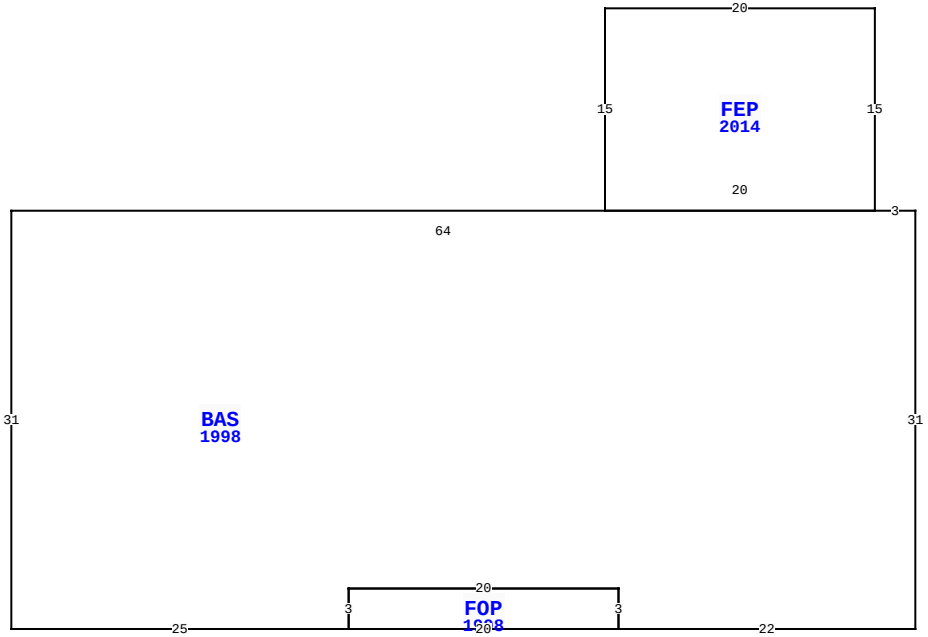
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,017	100	1998	2,017	229,329
FEP	300	80	2014	240	27,288
FOP	60	30	1998	18	2,046
TOTALS	2,377			2,275	258,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,275	107.0000	141.24	321,321	1998	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1999 Heated Area: 2017 HX Base Yr 1999



85074 JESSIE LN, YULEE

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

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	0810	CONCRETE A	0	100	4	12	48.00	SF	6.50	6.50	100	1998	1998	3	73	228	
2	1127	BRICK 8"	0	100	4	3	12.00	SF	11.00	11.00	100	1998	1998	3	92	121	
3	1127	BRICK 8"	0	100	4	3	12.00	SF	11.00	11.00	100	1998	1998	3	92	121	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,663
TOTAL MARKET OB/XF VALUE		470
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		344,133
SOH/AGL Deduction		182,770
ASSESSED VALUE		161,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,641
TOTAL JUST VALUE		344,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804773	NEW CONSTR	73,199	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/0537	11/02/1998	WD	U	I	07	100
GRANTOR: ARNETT FREDDY H & NAN						
GRANTEE: HARPE L DALLAS & CO						
0842/1502	7/29/1998	WD	Q	I		98,500
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: HARPE L DALLAS & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3FEP=[YR=2014] N15 W20 S15 E20$ W64 S31 E25
FOP=[YR=1998] E20 N3 W20 S3 $ N3 E20 S3 E22 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 470

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS