LOT 5
R674033
IN OR 1842/1675

BROCK RAYMOND/HOPKINS SAMANTHA
85531 N HARTS RD
YULEE, FL 32097

2025

42-2N-27-4487-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

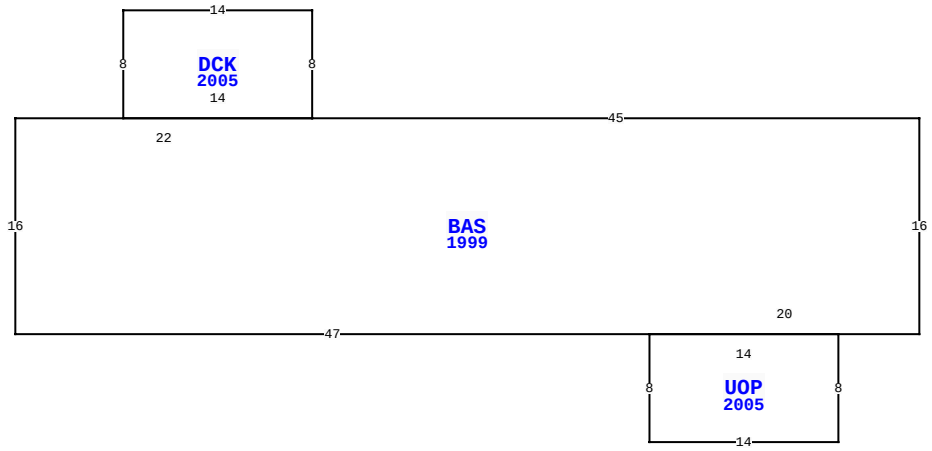
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1999	1,072	44,623
DCK	112	15	2005	17	708
UOP	112	25	2005	28	1,166
TOTALS	1,296			1,117	46,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,117	116.6000	99.11	110,706	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2015 Heated Area: 1072 HX Base Yr 2015



85531 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,497
TOTAL MARKET OB/XF VALUE		1,257
TOTAL LAND VALUE - MARKET		117,300
TOTAL MARKET VALUE		165,054
SOH/AGL Deduction		95,525
ASSESSED VALUE		69,529
TOTAL EXEMPTION VALUE	HX HB	44,529
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		165,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992812	MH MOVE-ON	0	08/01/1999
961205	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1842/1675	2/19/2013	WD	U	I	18	39,000
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: BROCK RAYMOND & SAM						
1786/0362	4/02/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE SECRETARY OF VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W45 DCK=[YR=2005] N8 W14 S8 E14 $ W22 S16 E47
UOP=[YR=2005] S8 E14 N8 W14 $ E20 N16 $.

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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	18.30	18.30	100	1998	1998	3	20	937	
2	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2000	2000	3	77	320	

LAND DESCRIPTION

TOTAL OB/XF 1,257

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	1.38	AC		1.00	1.00	1.00	85,000.00	85,000.00	117,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.38 Total Land Value: 117,300 Market: 0 Agricultural: 0 Common: 117,300 PRINTED 07/30/2025 BY SYS