

CARTER BOBBY & FRANCES
85515 NORTH HARTS RD
YULEE, FL 32097

42-2N-27-4487-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 23 REINF CONC 100										0900 01 2,868 109.0353 143.93 412,791 2005 2005 0 0 0 9.50 90.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2022 Heated Area: 2382 HX Base Yr										BUILDING MARKET VALUE 426,065									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 34,534									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 159,800									
Interior Floo 15 HARDTILE 70																				TOTAL MARKET VALUE 620,399									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 82,692									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 537,707									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 13 537,707									
Bedrooms 3 100																				BASE TAXABLE VALUE 0									
Bathrooms 2 100																				TOTAL JUST VALUE 620,399									
Frame 03 MASONRY 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 593,553									
Occupancy 00 NONE 100																				SFR IS ICF CONSTRUCTION									
Quality 02 Quality Level 02																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				1700472 GARAGE 37,489 01/24/2017									
MAP NUM MKT AREA 04																				B17922 SCRNM RM 10,000 10/31/2006									
NEIGHBORHOOD/LOC 4053.00																				B17632 SWIM POOL 31,000 04/01/2006									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				B0413994 NEW CONSTR 180,249 01/12/2006									
BAS 2,382 100 2005 2,382 310,271																				R046846 REPAIR/RRF 6,000 11/01/2004									
FGR 626 55 2005 344 44,808																				B9905540 TEMP POLE 0 01/01/1999									
FOP 181 30 2005 54 7,034																				SALES DATA									
FOP 280 30 2005 84 10,941																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
STP 40 10 2005 4 521																				2042/0571 4/25/2016 WD Q I 01 340,000									
TOTALS 3,509 2,868 373,576																				GRANTOR: SIMPSON CHARLIE & GLE									
EXTRA FEATURES										85515 NORTH HARTS RD, YULEE										GRANTEE: CARTER BOBBY & FRAN									
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2025 MLU										1259/1606 9/16/2004 WD Q V 63,500									
1 0940 SHEDS/PORT 0 100 20 12 240.00 SF 30.00 30.00 100 2005 2005 3 22 1,584																				GRANTOR: USINA JOSEPH M & GAYL									
2 0845 KOOL DECK 0 100 0 0 492.00 SF 7.25 7.25 100 2006 2006 3 86 3,068																				GRANTEE: SIMPSON CHARLIE & G									
3 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2006 2006 3 24 240																				BUILDING NOTES									
4 0861 POOL GUNIT 0 100 0 0 450.00 SF 85.00 85.00 100 2006 2006 3 40 15,300																				BUILDING DIMENSIONS									
5 0911 SCRNM RM A 0 100 0 0 1,132.00 SF 17.50 17.50 100 2006 2006 3 24 4,754																				BAS=[YR=2005] W14 FOP=[YR=2005] W34 S13 E16 N10 E9 S2 E9 N5\$ S5 W9 N2 W9 S10 W16 N13 W17 S49 E2 FOP=[YR=2005] S4 E32 N3 W1 N3 W12 N3 W6 S5 W13\$ E13 N5 E6 S3 E12 S3 E7 FGR=[YR=2005] S5 E25 N19 STP=[YR=2005] E5 N8 W5 S8\$ N7 W17 S3 W8 S18\$ N18 E8 N3 E17 N29\$.									
6 0811 CONCRETE B 0 100 0 0 636.00 SF 5.20 5.20 100 2006 2006 3 86 2,844																													
7 0351 CARPORT MT 0 100 50 12 600.00 SF 10.00 10.00 100 2024 2020 86 5,160																													
8 0940 SHEDS/PORT 0 100 20 12 240.00 SF 30.00 30.00 100 2024 2005 22 1,584																													
LAND DESCRIPTION										TOTAL OB/XF 34,534																			
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 OR 0.00 0.00 1.88 AC 1.00 1.00 1.00 85,000.00 85,000.00 159,800																													
REVIEW DATE 04/09/2024 BY KWA										Total Acres: 1.88 Total Land Value: 159,800 Market: 0 Agricultural: 0 Common: 159,800										PRINTED 07/30/2025 BY SYS									

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