LOT 8
IN OR 895/265
WIDE ROAD ACRES PB 5/404-406

HEBERT LYNN C & RAMONA J
85503 NORTH HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-4487-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

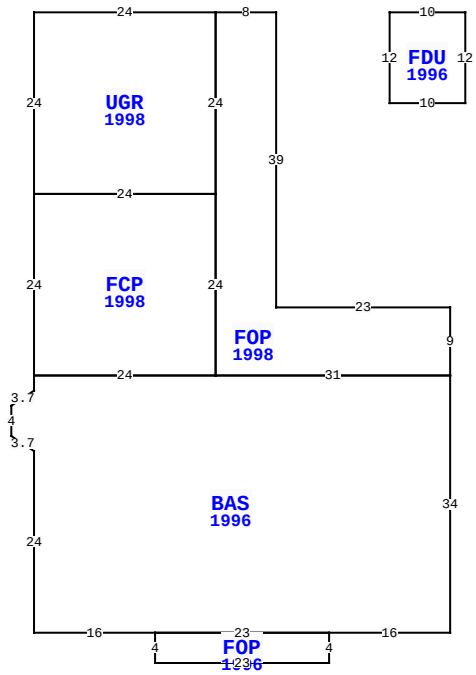
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,888	100	1996	1,888	190,932
FCP	576	25	1998	144	14,563
FDU	120	65	1996	78	7,888
FOP	92	30	1996	28	2,832
FOP	591	30	1998	177	17,900
UGR	576	45	1998	259	26,192
TOTALS	3,843			2,574	260,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,574	88.9056	117.36	302,085	1996	1996	0	0	0	13.83	86.17

1 SNGL FAM – 100% - 1997 Heated Area: 1888 HX Base Yr 1997



85503 NORTH HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,446
TOTAL MARKET OB/XF VALUE		16,720
TOTAL LAND VALUE - MARKET		181,050
TOTAL MARKET VALUE		486,216
SOH/AGL Deduction		249,210
ASSESSED VALUE		237,006
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		181,284
TOTAL JUST VALUE		486,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002301	REPAIR/RRF	15,820	03/05/2018
E15265	ELEC OTHER	1,200	07/01/2005
B9906147	SWIM POOL	17,120	06/01/1999
974210	GARAGE	9,792	08/01/1997
963569	FOUNDATION	951	01/01/1997
963156	NEW CONSTR	75,500	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0895/0265	8/12/1999	QC	Q	I	01	100
GRANTOR: HEBERT LYNN C						
GRANTEE: HEBERT LYNN C & RAM						
0751/0913	2/14/1996	WD	Q	V		20,500
GRANTOR: COOK W K & MARVIN E H						
GRANTEE: HEBERT LYNN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=-32,48] S2 D2L3 S4 D2R3 S24 E16 E23 E16 N34 W31 W24 $
FOP=[YR=1998;ORIG=0,0] W8 S24 S24 E31 N9 W23 N39 $
UGR=[YR=1998;ORIG=-8,0] W24 S24 E24 N24 $
FCP=[YR=1998;ORIG=-32,24] S24 E24 N24 W24 $
FDU=[YR=1996;ORIG=15,0] E10 S12 W10 N12 $
FOP=[YR=1996;ORIG=-16,82] S4 E23 N4 W23 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25	7.25	100	1999	1999	3	75	3,534	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	1999	1999	3	21	7,497	
3	0803	ASPHALT C	0	100	0	0	4,000.00	SF	2.00	2.00	100	2004	2004	3	52	4,160	
4	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2005	2005	3	84	1,529	

LAND DESCRIPTION

TOTAL OB/XF 16,720

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	2.13	AC		1.00	1.00	1.00	85,000.00	85,000.00	181,050							

REVIEW DATE 04/09/2024 BY KWA Total Acres: 2.13 Total Land Value: 181,050 Market: 0 Agricultural: 0 Common: 181,050 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

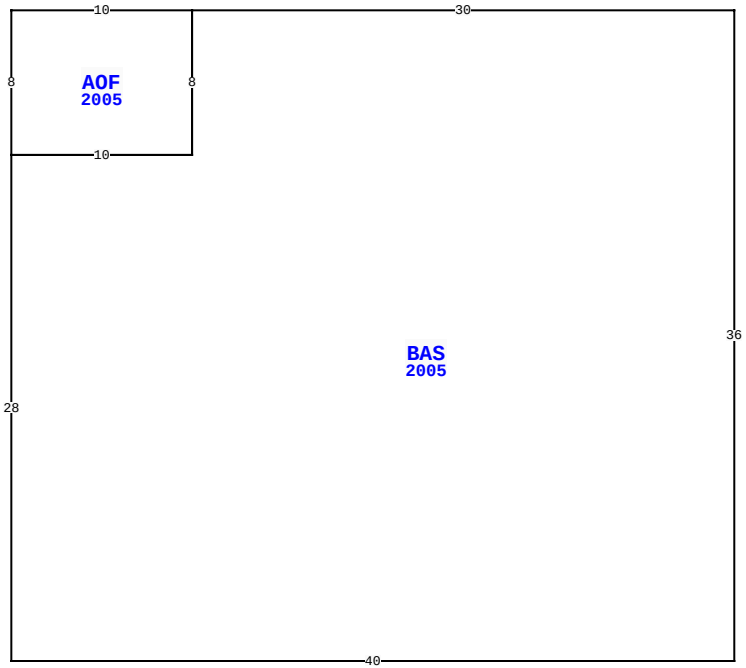
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	110	2005	88	1,710
BAS	1,360	100	2005	1,360	26,428
TOTALS	1,440			1,448	28,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,448	72.9560	26.99	39,082	2005	2005	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 1997 Heated Area: 1440 HX Base Yr 1997



85503 NORTH HARTS RD, YULEE

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NASSAU COUNTY PROPERTY

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0751/0913	2/14/1996	WD	Q	V		20,500
GRANTOR: COOK W K & MARVIN E H						
GRANTEE: HEBERT LYNN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 AOF=[YR=2005] W10 S8 E10 N8 $ S8 W10 S28 E40 N36 $.

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

REVIEW DATE 04/09/2024 BY KWA Total Acres: 2.13 Total Land Value: 181,050 Market: 0 Agricultural: 0 Common: 181,050 PRINTED 07/30/2025 BY SYS