

**FLEISCHER MARK L & DOROTHY D**  
85489 NORTH HARTS ROAD  
YULEE, FL 32097

**42-2N-27-4487-0011-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall  
Roof Structur

3003

VINYL 100  
GABLE/HIP 100

Roof Cover  
Interior Wall

1205

MODULAR MT 100  
DRYWALL 100

Interior Floo  
Interior Floo

0814

SHT VINYL 50  
CARPET 50

Air Condition  
Heating Type

0304

CENTRAL 100  
AIR DUCTED 100

Bedrooms  
Bathrooms  
Frame

3 100  
2 100  
WOOD FRAME 100

Stories  
Units

1.

1. 100  
0 100

Quality

05

Quality Level 05

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

1,344

100

2024

1,344

90,313

FOP

45

30

2024

14

941

UCP

728

20

2024

146

9,811

TOTALS

2,117

1,504

101,065

EXTRA FEATURES

85483 NORTH HARTS RD, YULEE

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

0351

CARPORT MT

0 0

40 20

800.00 SF

10.00

10.00

100

1997

1997

3

20

1,600

2

0810

CONCRETE A

0 0

27 27

729.00 SF

6.50

6.50

100

1997

1997

3

72

3,412

3

0510

GARAGE WD-

0 0

29 18

522.00 SF

29.75

29.75

100

2004

2004

3

32

4,969

4

0810

CONCRETE A

0 0

0 0

179.00 SF

6.50

6.50

100

2004

2004

3

83

966

5

0351

CARPORT MT

0 0

45 24

1,080.00 SF

10.00

10.00

100

2024

2005

22

2,376

LAND DESCRIPTION

TOTAL OB/XF

13,323

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

0

OR

0.00

0.00

2.88 AC

1.00

1.00

1.00

85,000.00

85,000.00

244,800

REVIEW DATE

04/09/2024

BY

KWA

Total Acres: 2.88

Total Land Value: 244,800

Market: 0

Agricultural: 0

Common: 244,800

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0800021,504146.4000124.44187,158200520050046.0054.00

1 M/H 94+ - 0% - 2024Heated Area: 1344HX Base Yr

UCP 2024

FOP 2024

BAS 2024

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/08/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHI/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

101,06513,323244,800359,188105,332253,8560253,856359,1880337,097

MISC ALUMN CRPTS= NV: KW 4/2024

EXPIRED 2014 ST DECALS ( DECALS 17746399 & 1774638

DW/MH VIN: JACFL26729(A/B) \_ 2005 JACOBSSEN

PERMIT NUMDESCRIPTIONAMTISSUED

MH054705MH MOVE-ON011/01/2005

M10648MECH OTHER011/01/2005

P10358OTHER011/01/2005

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

0742/178410/31/1995WDQV20,000

GRANTOR: HIGGINBOTHAM & COOK

GRANTEE:FLEISCHER MARK & DO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E28 E20 S9 S19 W48 N28 \$  
FOP=[YR=2024;ORIG=88,10] E5 S9 W5 N9 \$  
UCP=[YR=2024;ORIG=40,10] E28 N26 W28 S26 \$