LOT 14
WIDE ROAD ACRES PB 5/404

HERRERA BRADLEY D & TORRIA
85455 HARTS RD
YULEE, FL 32097

2025

42-2N-27-4487-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

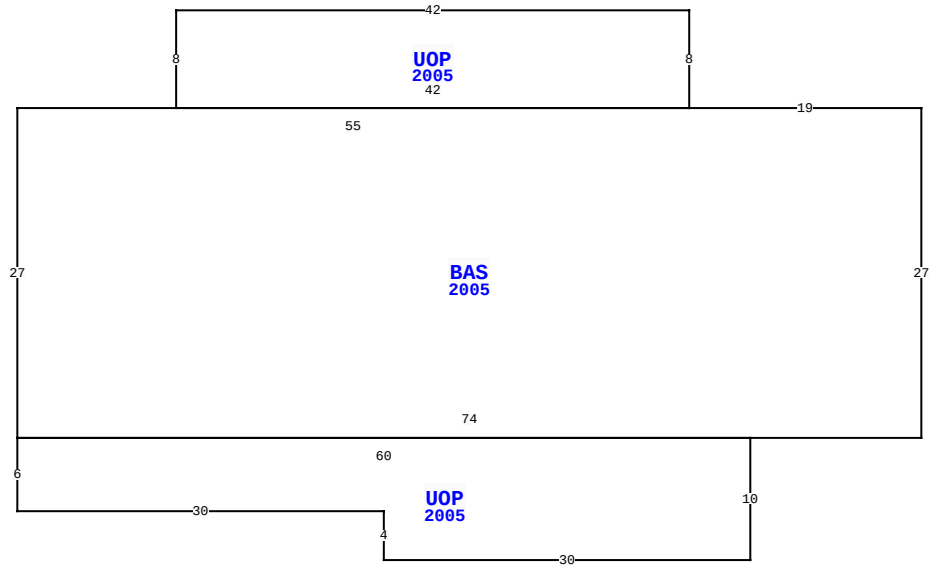
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	1,998	100	2005	1,998	91,912
UOP	336	25	2005	84	3,864
UOP	480	25	2005	120	5,520
TOTALS	2,814			2,202	101,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,202	123.0000	104.55	230,219	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2023 Heated Area: 1998 HX Base Yr 2023



85455 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		119,578
TOTAL MARKET OB/XF VALUE		2,460
TOTAL LAND VALUE - MARKET		298,750
TOTAL MARKET VALUE		420,788
SOH/AGL Deduction		14,284
ASSESSED VALUE		406,504
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		355,782
TOTAL JUST VALUE		420,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514915	ELEC OTHER	0	05/01/2005
M0509711	H/AC	0	05/01/2005
P0509420	OTHER	0	05/01/2005
MH4595	MH MOVE-ON	0	01/01/2005
971967	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/1700	11/15/2022	WD	Q	I	01	375,000
GRANTOR: CIRCLE HF & COMPANY L						
GRANTEE: HERRERA BRADLEY D &						
2489/0969	8/18/2021	WD	Q	I	01	295,000
GRANTOR: NORMAN ROBERT DYLAN						
GRANTEE: CIRCLE HF & COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 UOP=[YR=2005] N8 W42 S8 E42$ W55 S27
UOP=[YR=2005] S6 E30 S4 E30 N10 W60 $ E74 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660	
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2010	2010	3	40	800	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	3.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	297,500							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	500.00	500.00	1,250							

REVIEW DATE 03/22/2022 BY NWA Total Acres: 6.00 Total Land Value: 298,750 Market: 0 Agricultural: 0 Common: 298,750 PRINTED 07/30/2025 BY SYS

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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	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

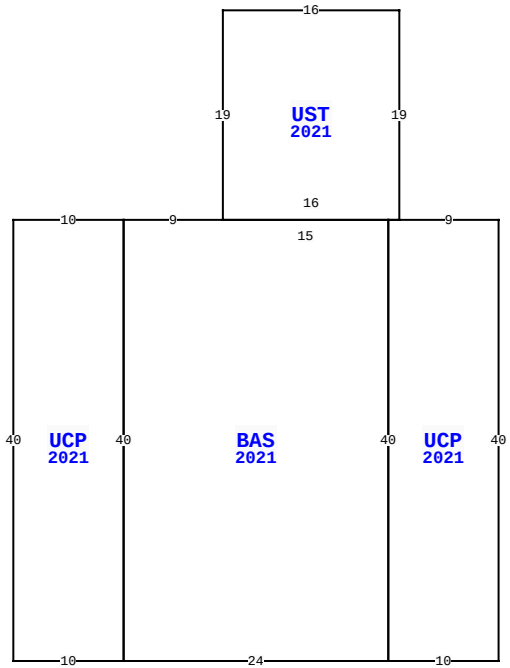
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2021	960	13,962
UCP	400	20	2021	80	1,164
UCP	400	20	2021	80	1,164
UST	304	45	2021	137	1,992
TOTALS	2,064			1,257	18,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,257	54.6000	20.20	25,391	2005	2005	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2023 Heated Area: 960 HX Base Yr 2023



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GRANTOR: NORMAN ROBERT DYLAN						
GRANTEE: CIRCLE HF & COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W9 UST=[YR=2021] N19 W16 S19 BAS=[YR=2021] W9 UCP=[YR=2021] W10 S40 E10 N40$ S40 E24 N40 W15$ E16$ W1 S40 E10 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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