LOT 23
1986 TITA DW
WIDE ROAD ACRES PB 5/404-406

SOFGE JONATHAN J/FLETCHER SERENITY A
85431 NORTH HARTS RD
YULEE, FL 32097

2025

42-2N-27-4487-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

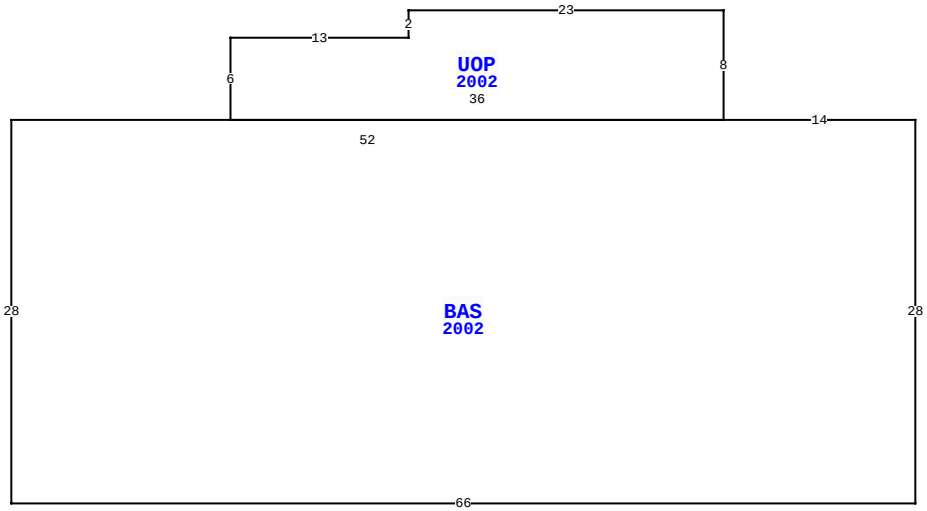
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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	1,848	100	2002	1,848	53,932
UOP	262	25	2002	66	1,926
TOTALS	2,110			1,914	55,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,914	121.6000	97.28	186,194	1986	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1848 HX Base Yr 2021



85431 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		55,858
TOTAL MARKET OB/XF VALUE		5,599
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		156,657
SOH/AGL Deduction		57,845
ASSESSED VALUE		98,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,090
TOTAL JUST VALUE		156,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1069	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1867	7/21/2020	WD	Q	I	01	123,100
GRANTOR: DOVE ASHLEY C & JOSH						
GRANTEE: SOFGE JONATHAN J &						
2318/1964	11/08/2019	FJ	U	I	11	0
GRANTOR: COGGINS MARK J EST						
GRANTEE: DOVE ASHLEY C & JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 UOP=[YR=2002] N8 W23 S2 W13 S6 E36 $ W52 S28 E66 N28 $.

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	1242	WD DECK A	0	100	0	0	136.00	SF	10.00	10.00	100	2002	2002	3	20	272	
2	0510	GARAGE WD-	0	100	26	22	572.00	SF	19.60	19.60	100	2002	2002	3	29	3,251	
3	0751	UOP	0	100	10	2	20.00	SF	8.00	8.00	100	2002	2002	3	29	46	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 5,599

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	1.12	AC		1.00	1.00	1.00	85,000.00	85,000.00	95,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.12 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/30/2025 BY SYS