

CONKLIN DARLENE K
85417 NORTH HARTS RD
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall		05	AVERAGE 100		0800	02	2,280		117.2000	99.62	227,134		2004	2004		0	0	48.00	52.00	VALUATION BY																								
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2005										Heated Area: 2280										HX Base Yr 2005										STANDARD									
Roof Cover		05	COMP SHNGL 100		BAS 2004																				Tax Group: 4										Tax Dist:									
Interior Wall		03	DRYWALL 100																						BUILDING MARKET VALUE										118,110									
Interior Floo		14	CARPET 80																						TOTAL MARKET OB/XF VALUE										18,290									
Interior Floo		08	SHT VINYL 20																						TOTAL MARKET VALUE - MARKET										93,500									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										229,900									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										106,472									
Bedrooms			3 100																						ASSESSED VALUE										123,428									
Bathrooms			2 100																						TOTAL EXEMPTION VALUE										HX HB WX 55,722									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										67,706									
Stories		1.	1. 100																						TOTAL JUST VALUE										229,900									
Units			0 100		NCON VALUE										0																													
					INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										215,087																													
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	2,280	100	2004	2,280	118,110																																							
TOTALS		2,280			2,280	118,110																																						
EXTRA FEATURES					85417 NORTH HARTS RD, YULEE										BLD DATE						LGL DATE		05/08/2025				MLU																	
															XF DATE						LAND DATE																							
															INC DATE						AG DATE																							
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	1242	WD DECK A	0 100	20	10	200.00	SF	10.00	10.00	100	2004	2004	3	21	420																													
2	0479	VF PICKET	0 100	0	0	246.00	LF	10.00	10.00	100	2004	2004	3	61	1,501																													
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045																													
4	0479	VF PICKET	0 100	0	0	170.00	LF	10.00	10.00	100	2009	2009	3	74	1,258																													
5	0476	VF 6 SBPL	0 100	0	0	180.00	LF	32.00	32.00	100	2009	2009	3	74	4,262																													
6	0752	USP	0 100	21	10	210.00	SF	15.00	15.00	100	2011	2011	3	60	1,890																													
7	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	2009	2009	3	89	579																													
8	0351	CARPORT MT	0 100	25	22	550.00	SF	10.00	10.00	100	2024	2023	97	5,335																														
LAND DESCRIPTION					TOTAL OB/XF															18,290																								
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	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	85,000.00	85,000.00	93,500																											