LOT 25
IN OR 726 PG 1856
WIDE ROAD ACRES PB 5/404-406

LAIRD GARY W
85414 NORTH HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-4487-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

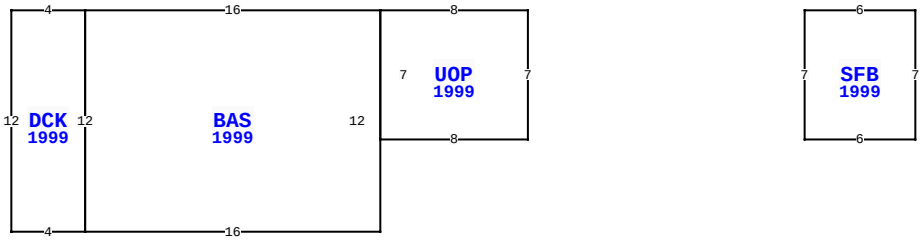
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	1999	192	3,531
DCK	48	10	1999	5	92
SFB	42	80	1999	34	625
UOP	56	20	1999	11	202
TOTALS	338			242	4,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0100	01	242	91.9600	91.96	22,254	1999	1999	0	0	85	12.25	20.00

1 SINGLE FAM – 100% - 2016 Heated Area: 226 HX Base Yr 2016



85414 NORTH HARTS RD, YULEE

BLD DATE	10/21/2008 KK	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	4,451
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,750
TOTAL MARKET VALUE	102,201
SOH/AGL Deduction	66,358
ASSESSED VALUE	35,843
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	10,843
TOTAL JUST VALUE	102,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974392	XFOB	3,264	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0726/1856	4/03/1995	WD	Q	V		15,000

GRANTOR: HIGGINBOTHAM & COOK
GRANTEE: LAIRD GARY W

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W8 BAS=[YR=1999] W16 DCK=[YR=1999] W4 S12 E4 N12$ S12 E16 N12$ S7 E8 N7$ PTR= E15 SFB=[YR=1999] E6 S7 W6 N7$ 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

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
1	000100	C	RES	100		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	85,000.00	85,000.00	97,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.15 Total Land Value: 97,750 Market: 0 Agricultural: 0 Common: 97,750 PRINTED 07/30/2025 BY SYS