LOT 26
WIDE ROAD ACRES PB 5/404-406

PORCIUNCULA ANGEL/GONZALEZ PATRICIA
85432 NORTH HARTS RD
YULEE, FL 32097

2025

42-2N-27-4487-0026-0000

BUILDING CHARACTERISTICS

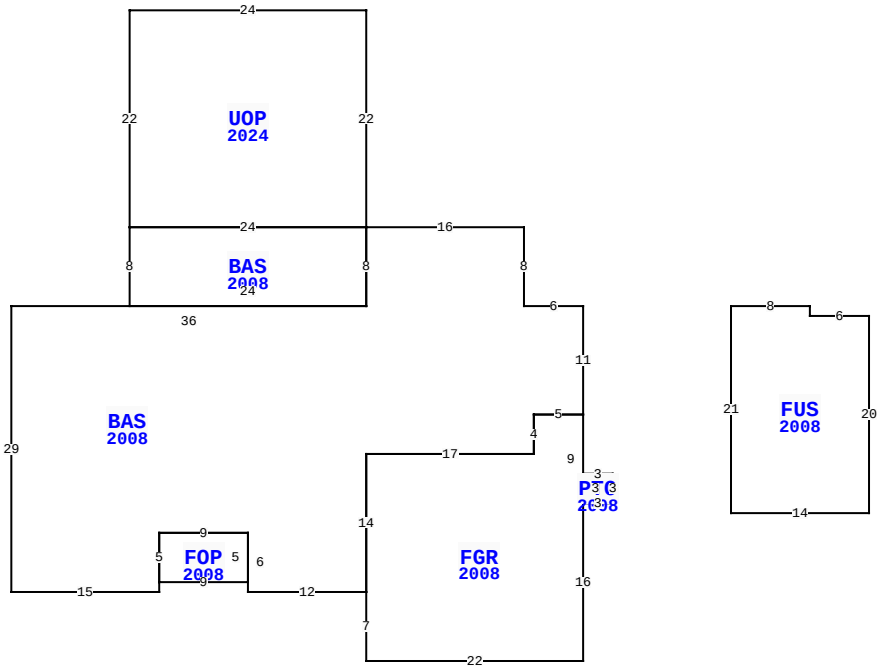
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2008	192	25,624
BAS	1,428	100	2008	1,428	190,580
FGR	482	55	2008	265	35,366
FOP	45	30	2008	14	1,869
FUS	288	100	2008	288	38,437
PTO	9	5	2008	0	0
UOP	528	20	2024	106	14,147
TOTALS	2,972			2,293	306,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,293	109.2994	144.28	330,834	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2024 Heated Area: 1908 HX Base Yr 2024



85432 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,021
TOTAL MARKET OB/XF VALUE		22,573
TOTAL LAND VALUE - MARKET		108,800
TOTAL MARKET VALUE		437,394
SOH/AGL Deduction		137,496
ASSESSED VALUE		299,898
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,176
TOTAL JUST VALUE		437,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11468	REPAIR/RRF	1,000	08/01/2008
B21781	NON AG BARN	8,640	08/01/2008
M13768	MECH OTHER	0	04/01/2008
C21184	CO ISSUED	0	03/01/2008
R11098	REPAIR/RRF	2,000	03/01/2008
B21184	NEW CONSTR	136,356	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/305	10/23/2023	WD	Q	I	01	490,000
GRANTOR: CHILDERS MICKEY & SUS						
GRANTEE: PORCIUNCULA ANGEL						
2145/0009	8/23/2017	QC	U	I	11	82,800
GRANTOR: FRANCISCO SUSANNE M						
GRANTEE: CHILDERS MICKEY & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W6 N8 W16 S8 W36 S29 E15 N1 N5 E9 S6 E12 N14 E17 N4 E5 N11 $
FGR=[YR=2008;ORIG=-22,29] S7 E22 N16 N9 W5 S4 W17 S14 $
FUS=[YR=2008;ORIG=15,0] E8 S1 E6 S20 W14 N21 $
BAS=[YR=2008;ORIG=-22,-8] W24 S8 E24 N8 $
FOP=[YR=2008;ORIG=-43,28] E9 N5 W9 S5 $
PTO=[YR=2008;ORIG=0,20] E3 N3 W3 S3 $
PTR=[ORIG=0,0] E15 W15 $
UOP=[YR=2024;ORIG=-46,-30] E24 S22 W24 N22 $
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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	0812	CONCRETE C	0	100	0	0	1,679.00	SF	4.00	4.00	100	2008	2008	3	88	5,910	
2	0810	CONCRETE A	0	100	0	0	97.00	SF	6.50	6.50	100	2008	2008	3	88	555	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
4	0200	BARN WD 0-	0	100	40	24	960.00	SF	20.00	20.00	100	2008	2008	3	48	9,216	
5	0680	POLE SHED	1	100	24	12	288.00	SF	10.00	10.00	100	2024	2023		98	2,822	
6	0855	CONC PAVER	1	100	0	0	225.00	SF	10.00	10.00	100	2024	2023		100	2,250	

LAND DESCRIPTION

TOTAL OB/XF 22,573

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	1.28	AC		1.00	1.00	1.00	85,000.00	85,000.00	108,800							

REVIEW DATE 05/12/2019 BY KWA Total Acres: 1.28 Total Land Value: 108,800 Market: 0 Agricultural: 0 Common: 108,800 PRINTED 07/30/2025 BY SYS