LOT 27
WIDE ROAD ACRES PB 5/404-406

HULL JOSHUA MAX/HERNANDEZ ISABELL ALISE
85444 NORTH HARTS RD
YULEE, FL 32097

2025

42-2N-27-4487-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

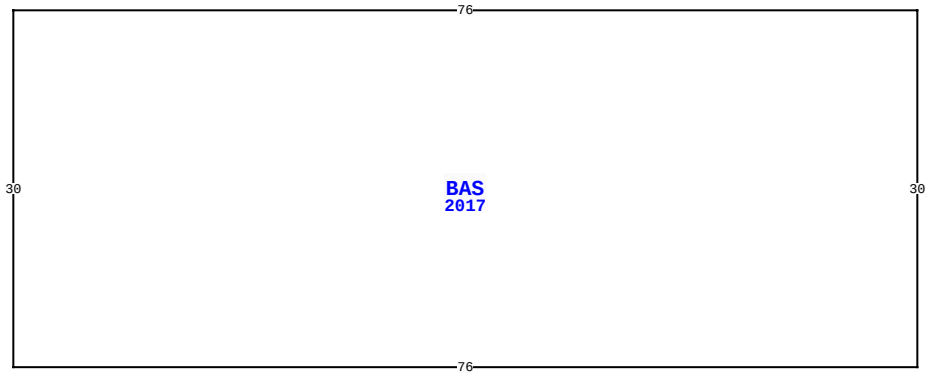
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2017	2,280	212,017
TOTALS	2,280			2,280	212,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.7000	109.40	249,432	2017	2017	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 1997 Heated Area: 2280 HX Base Yr 1997



85444 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		212,017
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		144,500
TOTAL MARKET VALUE		356,517
SOH/AGL Deduction		185,820
ASSESSED VALUE		170,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,975
TOTAL JUST VALUE		356,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,731

RP # 12745624 & 12745625
DW/MH/ID DISH07547GA(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010986	CO ISSUED	0	12/11/2017
17008601	MH MOVE-ON	0	09/28/2017
961317	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/1771	5/16/2025	WD	Q	I	01	252,500
GRANTOR: SHEPHERD TINA A						
GRANTEE: HULL JOSHUA MAX						
2248/1727	12/28/2018	QC	U	I	11	100
GRANTOR: SHEPHERD NICHOLAS P						
GRANTEE: SHEPHERD TINA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

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	1.70	AC		1.00	1.00	1.00	85,000.00	85,000.00	144,500							

REVIEW DATE 04/02/2025 BY KWA Total Acres: 1.70 Total Land Value: 144,500 Market: 0 Agricultural: 0 Common: 144,500 PRINTED 07/30/2025 BY SYS