LOT 29
IN OR 2218/243
C2620304NA & C2620304NB

FARRIS MICHAEL E JR
85464 NORTH HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-4487-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

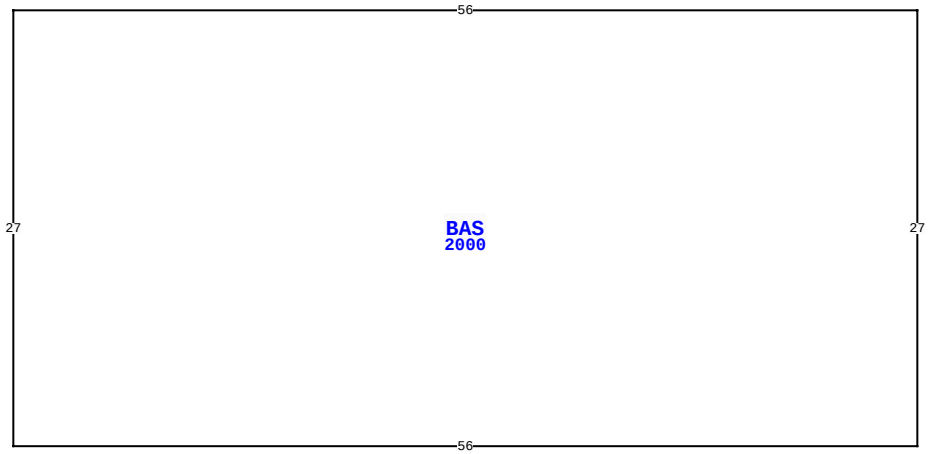
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2000	1,512	119,336
TOTALS	1,512			1,512	119,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	149.7600	127.30	192,478	2000	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



85464 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		119,336
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		131,900
TOTAL MARKET VALUE		254,141
SOH/AGL Deduction		80,125
ASSESSED VALUE		174,016
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,294
TOTAL JUST VALUE		254,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3323	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0243	8/13/2018	WD	Q	I	02	149,400
GRANTOR: CONNER KRISTIN B FKA						
GRANTEE: FARRIS MICHAEL E JR						
2150/1990	10/05/2017	QC	U	I	11	100
GRANTOR: CONNER JACKSON						
GRANTEE: BEAN KRISTIN ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S27 E56 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	1.54	AC		1.00	1.00	1.00	85,000.00	85,000.00	130,900							
2	009530	C	POND	100		OR			0.40	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,000							

REVIEW DATE 02/23/2024 BY NWA Total Acres: 1.94 Total Land Value: 131,900 Market: 0 Agricultural: 0 Common: 131,900 PRINTED 07/30/2025 BY SYS