

TATUM JAMES A & EVA M L/E/
85476 NORTH HARTS RD
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION																						
Exterior Wall	05	AVERAGE 100																						
Roof Structur	03	GABLE/HIP 100																						
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 80																						
Interior Floo	08	SHT VINYL 20																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		4 100																						
Bathrooms		2 100																						
Frame	02	WOOD FRAME 100																						
Stories Units	1.	1. 100 0 100																						
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	2,356	100	2000	2,356	103,270																			
TOTALS	2,356			2,356	103,270																			
EXTRA FEATURES																								
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	0201	BARN WD 10	0 100	40 30	1,200.00	SF	17.00	17.00	100	1997	1997	3	24	4,896										
2	0810	CONCRETE A	0 100	18 20	360.00	SF	6.50	6.50	100	1998	1998	3	73	1,708										
LAND DESCRIPTION		TOTAL OB/XF 6,604																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	212,500							
REVIEW DATE	05/12/2019		BY	KBA	Total Acres: 2.50	Total Land Value: 212,500		Market: 0		Agricultural: 0		Common: 212,500		PRINTED 07/30/2025 BY SYS										

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,356	117.2000	99.62	234,705	2000	2000	0	0	56.00	44.00
1 M/H 94+ - 100% - 1997		Heated Area: 2356		HX Base Yr 1997							
BAS 2000											
TOTALS											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 4	Tax Dist:					
BUILDING MARKET VALUE	103,270					
TOTAL MARKET OB/XF VALUE	6,604					
TOTAL LAND VALUE - MARKET	212,500					
TOTAL MARKET VALUE	322,374					
SOH/AGL Deduction	192,402					
ASSESSED VALUE	129,972					
TOTAL EXEMPTION VALUE	HX HB 50,722					
BASE TAXABLE VALUE	79,250					
TOTAL JUST VALUE	322,374					
NCON VALUE	0					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	302,117					
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
MH003156	MH MOVE-ON	0	06/01/2000			
973742	XFOB	10,200	03/01/1997			
961484	MH MOVE-ON	0	09/01/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/812	3/13/2024	LE	U	I	11	100
GRANTOR: TATUM JAMES A JR & EV						
GRANTEE: TATUM FAMILY REVOCA						
0785/1826	2/28/1997	WD	U	I	07	100
GRANTOR: HENDERSON CHERYL LYNN						
GRANTEE: TATUM JAMES & EVA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2000] W76 S31 E76 N31 \$.						