LOT 32 (EX S-1)
IN OR 2691/663
ESMT IN OR 756/1345

PETERSON KIMBERLY A
85488 HARTS RD
YULEE, FL 32097

2025

42-2N-27-4487-0032-0000

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 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03

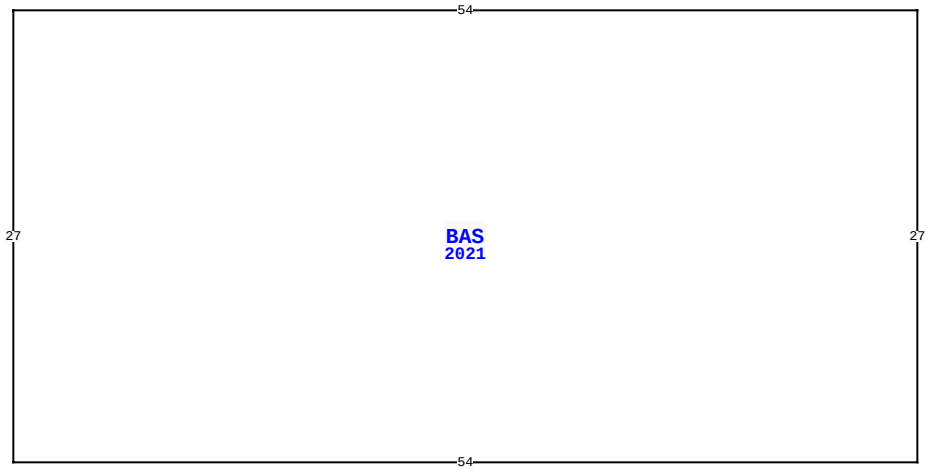
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	2021	1,458	140,167
TOTALS	1,458			1,458	140,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	116.6000	99.11	144,502	2021	2021	0	0	0	3.00	97.00

3 M/H 94+ – 0% - 0 Heated Area: 1458 HX Base Yr



85488 NORTH HARTS RD, YULEE

BLD DATE	02/16/2011 KK	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	140,167
TOTAL MARKET OB/XF VALUE	1,834
TOTAL LAND VALUE - MARKET	128,350
TOTAL MARKET VALUE	270,351
SOH/AGL Deduction	146,254
ASSESSED VALUE	124,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,097
TOTAL JUST VALUE	270,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,222

VIN: FLTHLCT2839G3808(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006027	CO ISSUED	0	05/12/2021
21003533	MH MOVE-ON	0	03/23/2021
21003532	DEMOLITION	0	03/23/2021
MH5121	CO ISSUED	0	09/17/2008
P13445	OTHER	0	09/01/2008
M14104	MECH OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/663	1/22/2024	QC	U	I	11	57,500
GRANTOR: PETERSON CLAYTON R						
GRANTEE: PETERSON KIMBERLY A						
1924/0629	6/25/2014	WD	U	I	11	100
GRANTOR: ARMSTRONG JOHN F JR &						
GRANTEE: PETERSON CLAYTON R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W54 S27 E54 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	0810	CONCRETE A	0	0	0	0	340.00	SF	6.50	6.50	100	2004	2004	3	83	1,834	

LAND DESCRIPTION

TOTAL OB/XF 1,834

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	0		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	85,000.00	85,000.00	128,350							

REVIEW DATE 07/24/2025 BY KWA Total Acres: 1.51 Total Land Value: 128,350 Market: 0 Agricultural: 0 Common: 128,350 PRINTED 07/30/2025 BY SYS