PT OF LOT 32 (S-1)
IN OR 2676/843
WIDE ROAD ACRES PB 5/404-406

MOSLEY COURTNEY M
85480 NORTH HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-4487-0032-0010

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

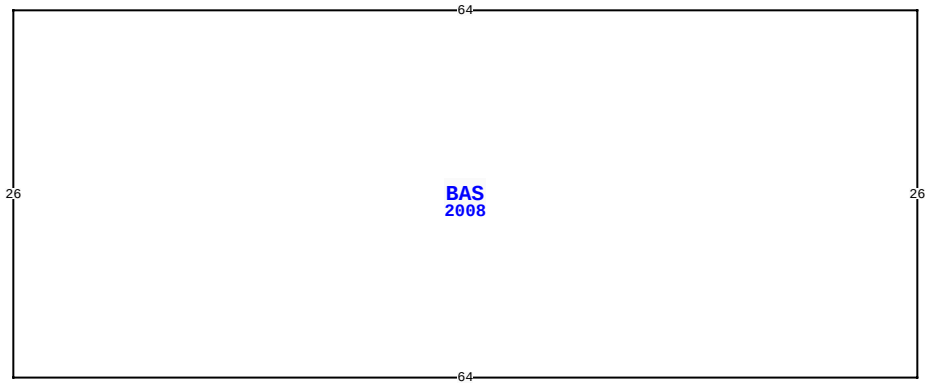
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2008	1,664	99,461
TOTALS	1,664			1,664	99,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	117.2000	99.62	165,768	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2011 Heated Area: 1664 HX Base Yr 2011



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,461
TOTAL MARKET OB/XF VALUE		5,903
TOTAL LAND VALUE - MARKET		107,950
TOTAL MARKET VALUE		213,314
SOH/AGL Deduction		107,814
ASSESSED VALUE		105,500
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,778
TOTAL JUST VALUE		213,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/843	10/30/2023	QC	U	I	11	100
GRANTOR: PETERSON KIMBERLY A						
GRANTEE: MOSLEY COURTNEY M						
1924/1372	6/27/2014	WD	U	I	11	100
GRANTOR: ARMSTRONG JOHN F JR &						
GRANTEE: PETERSON KIMBERLY A						

BLD DATE	02/16/2011 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

85480 NORTH HARTS RD, YULEE

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	1995	1995	3	68	2,136	
2	0810	CONCRETE A	0	100	0	0	447.00	SF	6.50	6.50	100	2008	2008	3	88	2,557	
3	1242	WD DECK A	0	100	22	11	242.00	SF	10.00	10.00	100	2012	2012	3	50	1,210	

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S26 E64 N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,903

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	1.27	AC		1.00	1.00	1.00	85,000.00	85,000.00	107,950							

REVIEW DATE 01/31/2023 BY NWA Total Acres: 1.27 Total Land Value: 107,950 Market: 0 Agricultural: 0 Common: 107,950 PRINTED 07/30/2025 BY SYS