LOT 33 (EX S-1)
IN OR 751 PG 1856
R672881 & R672882

HOWARD CONNIE C STEVENS/HOWARD MICHAEL A SR EST
85494 NORTH HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-4487-0033-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

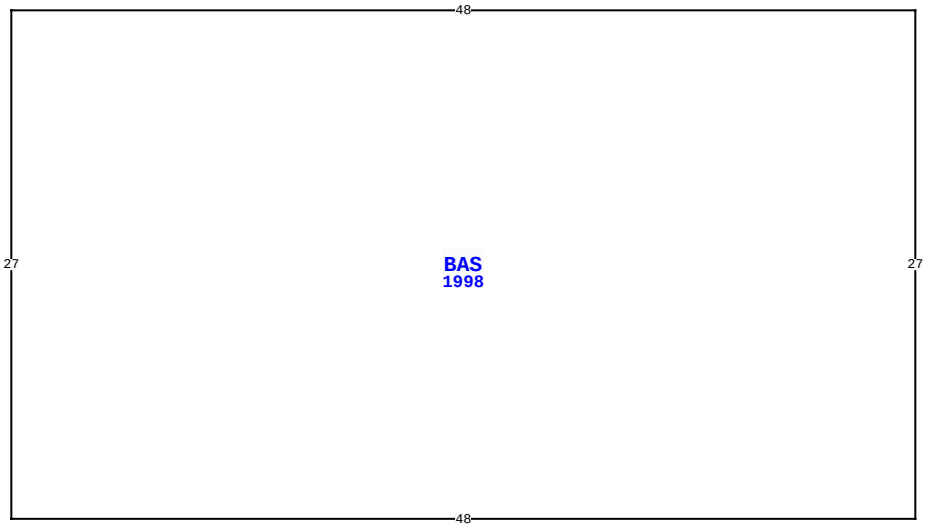
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1998	1,296	51,643
TOTALS	1,296			1,296	51,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	99.62	129,108	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1998 Heated Area: 1296 HX Base Yr 1998



85494 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		51,643
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,100
TOTAL MARKET VALUE		226,743
SOH/AGL Deduction		139,379
ASSESSED VALUE		87,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,642
TOTAL JUST VALUE		226,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
L997981	MH MOVE-ON	0	12/01/1999
MH982406	MH MOVE-ON	0	10/01/1998
MH982094	MH MOVE-ON	0	02/01/1998
MH971823	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0751/1856	2/20/1996	WD	Q	V		25,000

GRANTOR: COOK W K & MARVIN E H
GRANTEE: HOWARD MICHAEL A SR

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.06	AC		1.00	1.00	1.00	85,000.00	85,000.00	175,100							

REVIEW DATE 01/31/2023 BY NWA Total Acres: 2.06 Total Land Value: 175,100 Market: 0 Agricultural: 0 Common: 175,100 PRINTED 07/30/2025 BY SYS