LOT 34
IN OR 754/259
FLFLY70A28509WC21 &

SLUDER DOUGLAS L & REGINA C
85502 NORTH HARTS RD
YULEE, FL 32097

2025

42-2N-27-4487-0034-0000

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

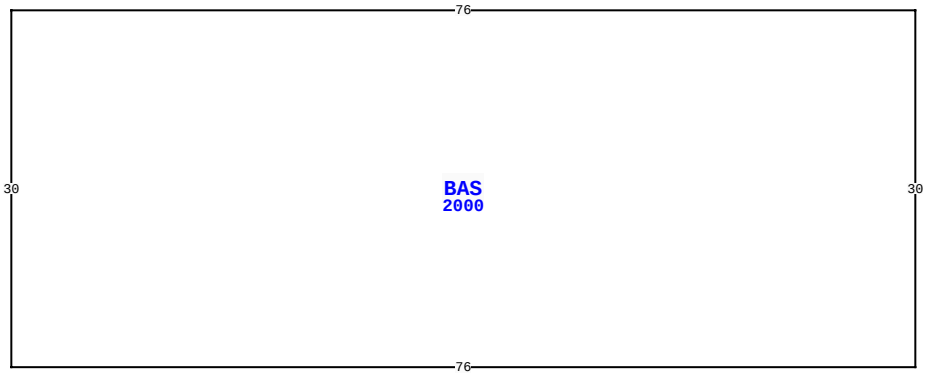
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2000	2,280	100,280
TOTALS	2,280			2,280	100,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.6000	99.96	227,909	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



85502 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		111,108
TOTAL MARKET OB/XF VALUE		4,186
TOTAL LAND VALUE - MARKET		283,900
TOTAL MARKET VALUE		399,194
SOH/AGL Deduction		223,637
ASSESSED VALUE		175,557
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,835
TOTAL JUST VALUE		399,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3234	MH MOVE-ON	0	08/01/2000
971684	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0754/0259	3/15/1996	WD	Q	V		25,000

GRANTOR: COOK W K & MARVIN E H
GRANTEE: SLUDER DOUGLAS L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S30 E76 N30$.

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	
2	0812	CONCRETE C	0	100	26	16	416.00	SF	4.00	4.00	100	2000	2000	3	77	1,281	

LAND DESCRIPTION

TOTAL OB/XF 4,186

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	3.34	AC		1.00	1.00	1.00	85,000.00	85,000.00	283,900							

REVIEW DATE 01/31/2023 BY NWA Total Acres: 3.34 Total Land Value: 283,900 Market: 0 Agricultural: 0 Common: 283,900 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

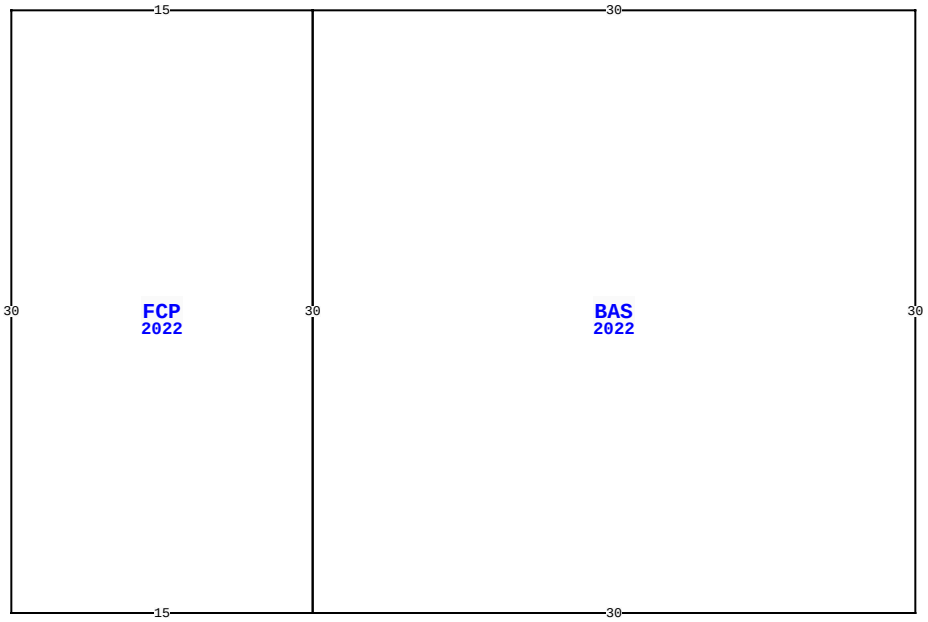
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2022	900	9,630
FCP	450	25	2022	112	1,199
TOTALS	1,350			1,012	10,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,012	56.7000	20.98	21,232	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2019 Heated Area: 900 HX Base Yr 2019



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GRANTOR: COOK W K & MARVIN E H
GRANTEE: SLUDER DOUGLAS L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 FCP=[YR=2022] W15 S30 E15 N30$ S30 E30 N30$.

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

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

REVIEW DATE 01/31/2023 BY NWA Total Acres: 3.34 Total Land Value: 283,900 Market: 0 Agricultural: 0 Common: 283,900 PRINTED 07/30/2025 BY SYS