LOT 36
WIDE ROAD ACRES PB 5/404-406

LEE LARRY/SANTANNA-LEE ANDY G
85520 NORTH HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-4487-0036-0000

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

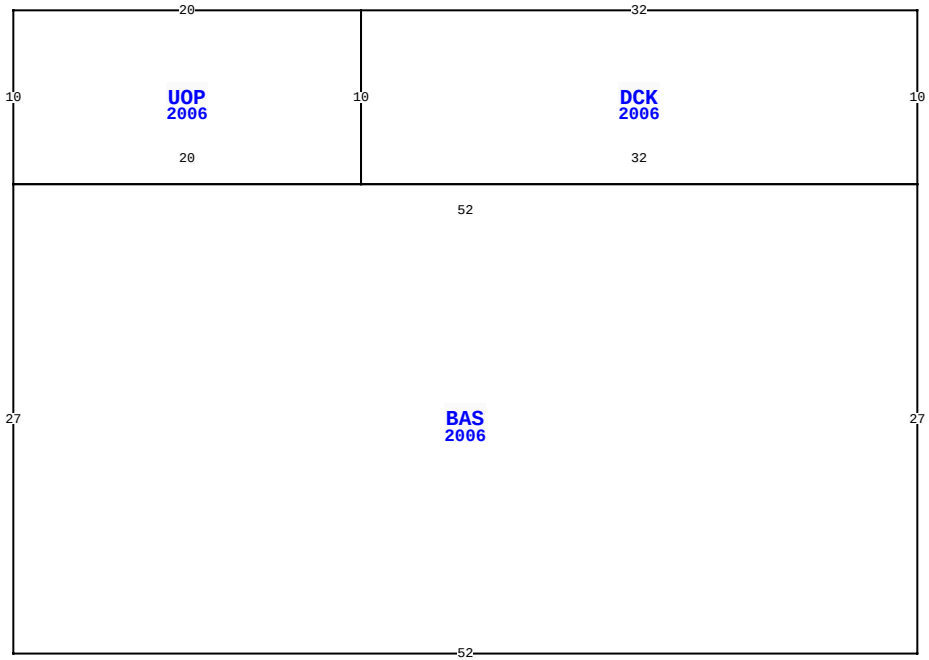
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2006	1,404	92,312
DCK	320	15	2006	48	3,156
UOP	200	25	2006	50	3,287
TOTALS	1,924			1,502	98,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,502	117.2000	99.62	149,629	2006	2011	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2007 Heated Area: 1404 HX Base Yr



85520 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		98,755
TOTAL MARKET OB/XF VALUE		4,890
TOTAL LAND VALUE - MARKET		331,500
TOTAL MARKET VALUE		435,145
SOH/AGL Deduction		16,435
ASSESSED VALUE		418,710
TOTAL EXEMPTION VALUE	13	418,710
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		435,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4739	MH MOVE-ON	0	03/08/2006
M11116	TANKS/BLRS	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/1761	3/18/2019	WD	U	I	11	90,000
GRANTOR: LEE LARRY						
GRANTEE: LEE LARRY & ANDY G						
1384/0397	1/25/2006	WD	U	I	11	162,500
GRANTOR: PATTON DONALD R & KIM						
GRANTEE: LEE LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W32 UOP=[YR=2006] W20 S10 BAS=[YR=2006] S27 E52 N27 W52 $ E20 N10$ S10 E32 N10 $.

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	0351	CARPORT MT	0	100	24	34	816.00	SF	6.00	6.00	100	2006	2006	3	24	1,175	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
3	1242	WD DECK A	0	100	20	8	120.00	SF	10.00	10.00	100	2012	2012	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 4,890

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	3.90	AC		1.00	1.00	1.00	85,000.00	85,000.00	331,500							

REVIEW DATE 01/31/2023 BY NWA Total Acres: 3.90 Total Land Value: 331,500 Market: 0 Agricultural: 0 Common: 331,500 PRINTED 07/30/2025 BY SYS