LOT 6 (EX S-1 & S-2)
YULEE FARMS SUB 1 PB 2/37

DAWKINS MATTHEW
85276 HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-4500-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

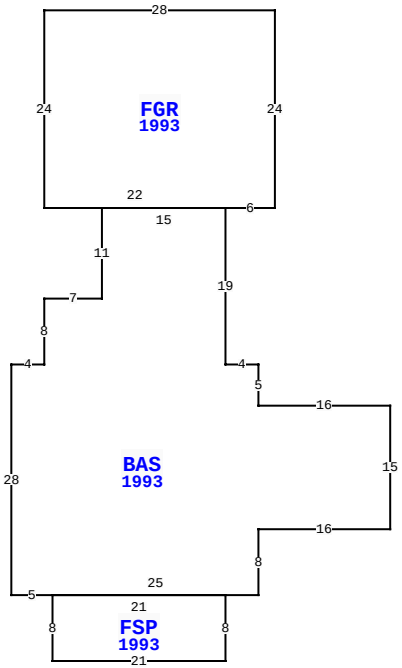
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1993	1,421	74,382
FGR	672	55	1993	370	19,368
FSP	168	40	1993	67	3,507
TOTALS	2,261			1,858	97,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	90.2500	90.25	167,684	1930	1955	0	0	0	42.00	58.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1421 HX Base Yr 2025



85276 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		97,257
TOTAL MARKET OB/XF VALUE		1,084
TOTAL LAND VALUE - MARKET		220,320
TOTAL MARKET VALUE		318,661
SOH/AGL Deduction		0
ASSESSED VALUE		318,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,939
TOTAL JUST VALUE		318,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8124	MH MOVE-ON	19,000	04/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1208	10/03/2024	QC	U	I	11	100
GRANTOR: DAWKINS MAURICE A & M						
GRANTEE: DAWKINS MATTHEW						
2593/1582	9/23/2022	WD	Q	I	01	350,000
GRANTOR: SAGEBIEL SCOTT W & JE						
GRANTEE: DAWKINS MAURICE ALA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N5 W4 N19 FGR=[YR=1993] E6 N24 W28 S24 E22 $ W15 S11 W7 S8 W4 S28 E5 FSP=[YR=1993] S8 E21 N8 W21$ E25 N8 E16 N15$.

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	28	672.00	SF	5.90	5.90	100	1960	1960	3	20	793	
2	0810	CONCRETE A	0	100	4	56	224.00	SF	6.50	6.50	100	1940	1940	3	20	291	

LAND DESCRIPTION

TOTAL OB/XF 1,084

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		RM	285.00	440.00	2.88	AC		1.00	1.00	0.90	85,000.00	76,500.00	220,320							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.88 Total Land Value: 220,320 Market: 0 Agricultural: 0 Common: 220,320 PRINTED 07/30/2025 BY SYS