PT OF LOT 7
IN OR 1803/752
YULEE FARMS SUB 1 PB 2/37

TURNER KRISTI K
85254 HARTS RD
YULEE, FL 32097

2025

42-2N-27-4500-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

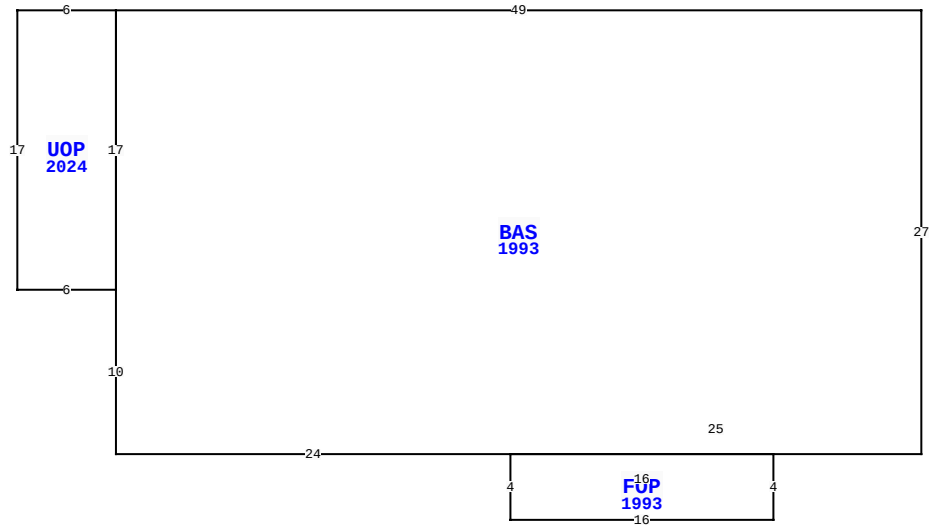
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1993	1,323	99,892
FOP	64	30	1993	19	1,434
UOP	102	20	2024	20	1,510
TOTALS	1,489			1,362	102,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	124.8000	124.80	169,978	1960	1965	0	0	0	39.50	60.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1323 HX Base Yr 2025



85254 HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,837
TOTAL MARKET OB/XF VALUE		94
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		162,931
SOH/AGL Deduction		0
ASSESSED VALUE		162,931
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,209
TOTAL JUST VALUE		162,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,600

XFOB:1:1: MISC STRG BLDGS/CPRT = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1651	CHNGE SRVC	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1803/0752	7/20/2012	WD	U	I	11	100

GRANTOR: GAINEY GERALD EUGENE
GRANTEE: GAINEY GERALD EUGEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W49 S17 S10 E24 E25 N27 $
FOP=[YR=1993;ORIG=-25,27] S4 E16 N4 W16 $
UOP=[YR=2024;ORIG=-49,0] W6 S17 E6 N17 $
.

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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1970	1970	3	20	94	

LAND DESCRIPTION

TOTAL OB/XF 94

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	100.00	195.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS