

YULEE FARMS SUB 1 PB 2/37

YULEE, FL 32097

2025

42-2N-27-4500-0008-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																														
Exterior Wall		05	AVERAGE 100							0820	02	942	84.1400	67.31	63,406	1979	1979		0	0	70.00	30.00	VALUATION BY																														
Roof Structure		01	FLAT 100							1 M/H 93- - 100% - 2003														Heated Area: 784										HX Base Yr 2003										STANDARD									
Roof Cover		12	MODULAR MT 100							14 56 14 45 11 35 9 9 35 BAS 1993 USP 1993														Tax Group: 4										Tax Dist:																			
Interior Wall		04	PLYWOOD 50																					BUILDING MARKET VALUE										19,022																			
Interior Wall		05	DRYWALL 50																					TOTAL MARKET OB/XF VALUE										2,901																			
Interior Floor		14	CARPET 80																					TOTAL LAND VALUE - MARKET										60,000																			
Interior Floor		08	SHT VINYL 20																					TOTAL MARKET VALUE										81,923																			
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction										48,003																			
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE										33,920																			
Bedrooms			2 100																					TOTAL EXEMPTION VALUE										HX HB 25,000																			
Bathrooms			2 100																					BASE TAXABLE VALUE										8,920																			
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE										81,923																			
Stories		1.	1. 100							NCON VALUE										0																																	
Units			0 100							INCOME VALUE																																											
BUD8 Adjustme		04	DIST 01 100							PREVIOUS YEAR MKT VALUE										69,556																																	
Quality		02	Quality Level 02																																																		
DOR CODE		0200	MOBILE HOME																																																		
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	784	100	1993	784	15,831																																																
USP	315	50	1993	158	3,191																																																
TOTALS		1,099			942	19,022					BLD DATE												LGL DATE		05/09/2025 MLU																												
EXTRA FEATURES									85236 HARTS RD, YULEE							XF DATE												LAND DATE																									
																INC DATE												AG DATE																									
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																																					
1	0810	CONCRETE A	0 100	0	0	60.00	SF	6.50	6.50	100	1980	1980	3	30	117																																						
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	15.00	15.00	100	1980	1980	3	20	192																																						
3	0940	SHEDS/PORT	0 100	36	24	864.00	SF	15.00	15.00	100	1980	1980	3	20	2,592																																						
LAND DESCRIPTION		TOTAL OB/XF															2,901																																				
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		RM	110.00	195.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																																				