PT LOT 2 IN OR 2295/1530
ESMT IN OR 475/471
(EX FPL ESMT OR 397/659)

BRIGHT EARLINE A
85154 HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-4540-0002-0020

BUILDING CHARACTERISTICS

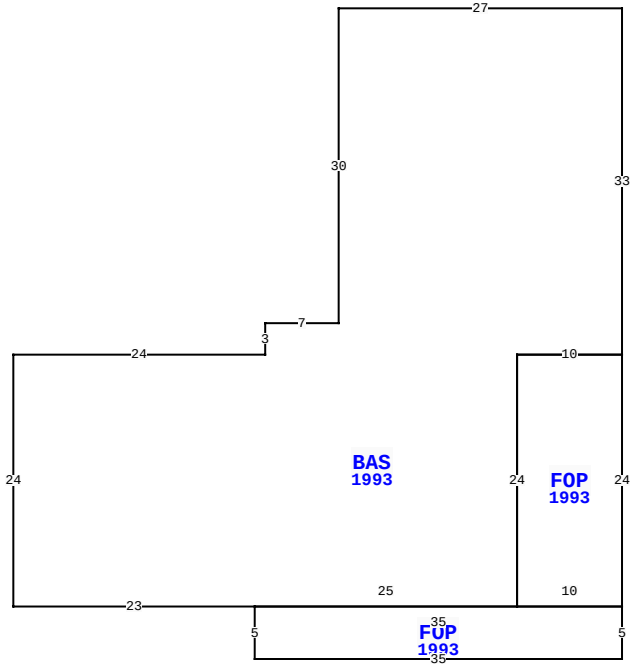
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	1993	2,064	270,370
FOP	175	30	1993	52	6,811
FOP	240	30	1993	72	9,431
TOTALS	2,479			2,188	286,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,188	106.1340	140.10	306,539	1960	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2020 Heated Area: 2064 HX Base Yr 2020



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

85154 HARTS RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,614
TOTAL MARKET OB/XF VALUE		18,700
TOTAL LAND VALUE - MARKET		143,686
TOTAL MARKET VALUE		449,000
SOH/AGL Deduction		168,290
ASSESSED VALUE		280,710
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,988
TOTAL JUST VALUE		449,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/1530	8/05/2019	WD	Q	I	01	310,000
GRANTOR: S & S GROUP LLC						
GRANTEE: BRIGHT EARLINE A						
2188/0810	4/05/2018	QC	U	I	11	25,000
GRANTOR: S & S GROUP LLC						
GRANTEE: S & S GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 S30 W7 S3 W24 S24 E23 E25 N24 E10 N33 $
FOP=[YR=1993;ORIG=0,57] N24 W10 S24 E10 $
FOP=[YR=1993;ORIG=-35,57] S5 E35 N5 W35 $
.

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	0510	GARAGE WD-	0	100	0	0	750.00	SF	35.00	35.00	100	2014	2014	3	71	18,638	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1970	1970	3	20	62	

LAND DESCRIPTION

TOTAL OB/XF 18,700

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	1.69	AC		1.00	1.00	1.00	85,000.00	85,000.00	143,650							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.36	AC		1.00	1.00	1.00	100.00	100.00	36							

REVIEW DATE 02/22/2024 BY NWA Total Acres: 2.05 Total Land Value: 143,686 Market: 0 Agricultural: 0 Common: 143,686 PRINTED 07/30/2025 BY SYS