

S117.9 FT OF W184.5 FT OF  
 LOT 3  
 IN OR 2380/209

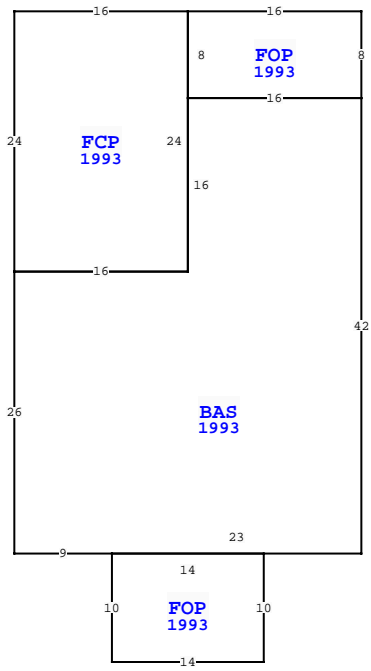
BROTHERS DEBBIE L/E/  
 85130 HARTS ROAD  
 YULEE, FL 32097

2025

42-2N-27-4540-0003-0030

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	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,264	127.9200	127.92	161,691	1950	1985		0	0	29.50	70.50		
1 SINGLE FAM - 100% - 2015 Heated Area: 1088 HX Base Yr 2015														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		113,992	
TOTAL MARKET OB/XF VALUE		378	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		174,370	
SOH/AGL Deduction		74,170	
ASSESSED VALUE		100,200	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		49,478	
TOTAL JUST VALUE		174,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,460	

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,088	100
FCP	384	25
FOP	128	30
FOP	140	30
TOTALS	1,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/0209	7/28/2020	LE U	I	I	11	100
GRANTOR: BROTHERS DEBBIE						
GRANTEE: HALE LORNE C						
1955/0685	12/17/2014	WD U	I	I	37	50,000
GRANTOR: GATLING JOHN MARK						
GRANTEE: BROTHERS DEBBIE						

EXTRA FEATURES																
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	11	12		6.50	6.50	100	1985	1985	3	44	378	

BLD DATE	04/18/2007	JM	LGL DATE	
XF DATE	04/18/2007	JM	LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W16 S16 W16 S26 E9 FOP=[YR=1993] S10 E14 N10 W14 \$ E23 N42 \$ FOP=[YR=1993] N8 W16 FCP=[YR=1993] W16 S24 E16 N24 \$ S8 E16 \$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF	118.00	184.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							