

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	26	AL SIDING	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	50
Roof Cover	12	MODULAR MT	50
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms	1	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
Quality	01	Quality Level 01	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	624	100	2010
UGR	624	45	1993
TOTALS	1,248		
		905	51,132

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND													
0100	01	905	90.3960	90.40	81,812	1968	1989	0	0	20	17.50	62.50													
2 SINGLE FAM - 0% - 0																									
Heated Area: 624																									
HX Base Yr																									
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 26 24 24 26 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); text-align: center;"> <p>BAS 2010</p> </div> </div> </div>																									
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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		137,826	
TOTAL MARKET OB/XF VALUE		26,799	
TOTAL LAND VALUE - MARKET		436,050	
TOTAL MARKET VALUE		600,675	
SOH/AGL Deduction		213,643	
ASSESSED VALUE		387,032	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		387,032	
TOTAL JUST VALUE		600,675	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		565,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25103	DEMOLITION	5,000	09/01/2011
B22550	REMODEL	15,000	06/01/2009
MH982363	MH MOVE-ON	0	09/01/1998
5145	CHNGE SRVC	0	06/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/0597	11/06/2014	QC	U	I	11	100
GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: BROWN MELISSA CLAXT						
1862/0535	6/11/2013	QC	U	I	11	100
GRANTOR: CLAXTON KENNETH WILSO						
GRANTEE: CLAXTON KENNETH EUG						

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	0812	CONCRETE C	0	0	0	0	3,270.00	SF	4.00	4.00	100	1960	1960	3	20	2,616	
2	0200	BARN WD 0-	0	0	50	62	3,100.00	SF	25.00	25.00	100	1978	1978	3	20	15,500	
3	0810	CONCRETE A	0	0	0	0	141.00	SF	6.50	6.50	100	1968	1968	3	20	183	
4	0803	ASPHALT C	0	0	0	0	2,540.00	SF	2.00	2.00	100	1978	1978	3	50	2,540	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	32	1,120	
6	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
7	0751	UOP	0	0	24	8	192.00	SF	10.00	10.00	100	2010	2010	3	56	1,075	
8	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	100	2010	2010	3	56	2,621	
9	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
10	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2013	2013	3	55	792	
TOTALS														26,799			

BUILDING NOTES			
85102 HARTS RD, YULEE			

BUILDING DIMENSIONS			
BAS=[YR=2010] W26 S24 UGR=[YR=1993] S24 E26 N24 W26 \$ E26 N24 \$.			

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	RES	0		OR	0.00	0.00	4.13	AC		1.00	1.00	1.00	85,000.00	85,000.00	351,050							

