LOT 4
IN OR 1858/545
YULEE FARMS #2 R/P LOTS 7 & 8

WAGNER MICHAEL
85064 HARTS RD
YULEE, FL 32097

2025

42-2N-27-4560-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

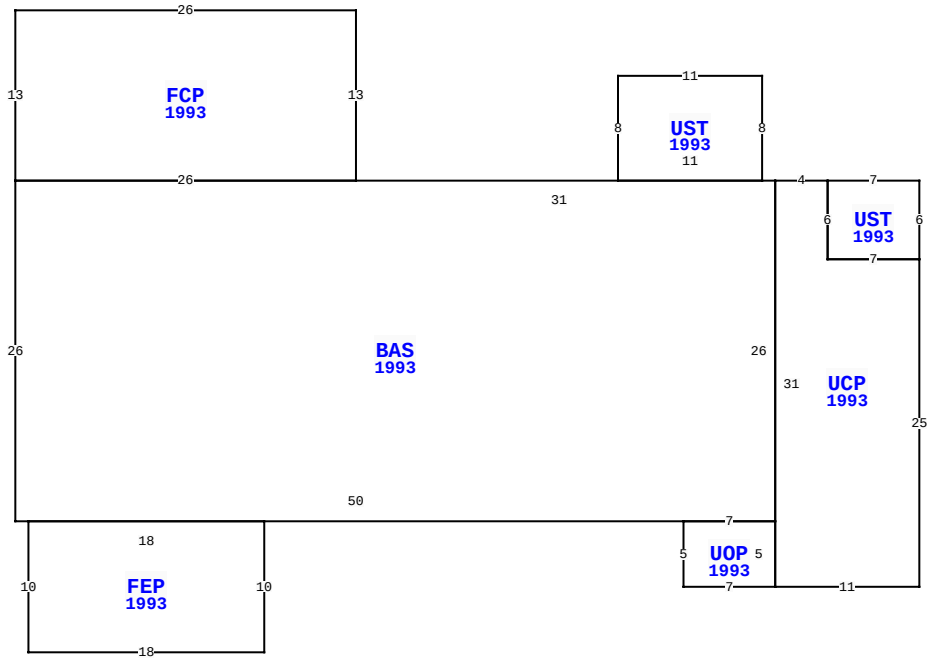
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1993	1,508	121,498
FCP	338	25	1993	84	6,768
FEP	180	80	1993	144	11,602
UCP	299	20	1993	60	4,834
UOP	35	20	1993	7	564
UST	42	45	1993	19	1,531
UST	88	45	1993	40	3,222
TOTALS	2,490			1,862	150,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	102.3120	102.31	190,501	1961	1980	0	0	0	21.25	78.75

1 SINGLE FAM – 100% - 2014 Heated Area: 1508 HX Base Yr 2014



85064 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		157,552
TOTAL MARKET OB/XF VALUE		9,349
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		226,901
SOH/AGL Deduction		92,568
ASSESSED VALUE		134,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,611
TOTAL JUST VALUE		226,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25403	REPAIR/RRF	25,000	12/01/2011
B24556	DEMOLITION	1,000	04/01/2011
8472	REPAIR/RRF	700	10/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1858/0545	5/23/2013	WD	Q	I	02	134,000
GRANTOR: SUTTON BYROM E						
GRANTEE: WAGNER MICHAEL						
1514/0983	7/24/2007	WD	U	I	24	130,000
GRANTOR: ATOL PEGGY J ETAL						
GRANTEE: SUTTON BYROM E						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	2,582.00	SF	4.00	4.00	100	1992	1992	3	62	6,403	
2	0810	CONCRETE A	0	100	26	14	364.00	SF	6.50	6.50	100	1984	1984	3	41	970	
3	0510	GARAGE WD-	0	100	20	21	420.00	SF	19.60	19.60	100	1997	1997	3	24	1,976	

BUILDING DIMENSIONS

UST=[YR=1993] W7 UCP=[YR=1993] W4 BAS=[YR=1993] W1
UST=[YR=1993] N8W11S8E11$ W31 FCP=[YR=1993] N13 W26S13E26$W26
S26 E1 FEP=[YR=1993] S10E18N10W18$E50 UOP=[YR=1993]
S5E7N5W7$E7N26$S31E11 N25 W7N6$S6E7N6$.

LAND DESCRIPTION

TOTAL OB/XF 9,349

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	0006	RM	135.00	200.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

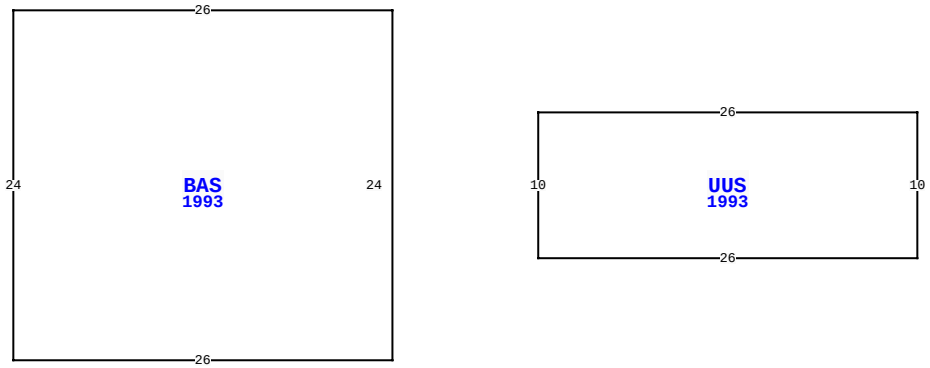
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	6,234
UUS	260	50	1993	130	1,299
TOTALS	884			754	7,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	754	54.0000	19.98	15,065	1984	1984	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2014 Heated Area: 624 HX Base Yr 2014



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GRANTOR: ATOL PEGGY J ETAL						
GRANTEE: SUTTON BYROM E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24$ PTR= S7E10 UUS=[YR=1993] E26 S10 W26 N10$ W10N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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