PT LOT 6 IN OR 888/1747 & PT
ABND R/W IN OR 202/190 (EX PT
IN OR 479/188 & OR 780/1366)

WAITS CHERYL ANN
85020 HARTS RD
YULEE, FL 32097

2025

42-2N-27-4560-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
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

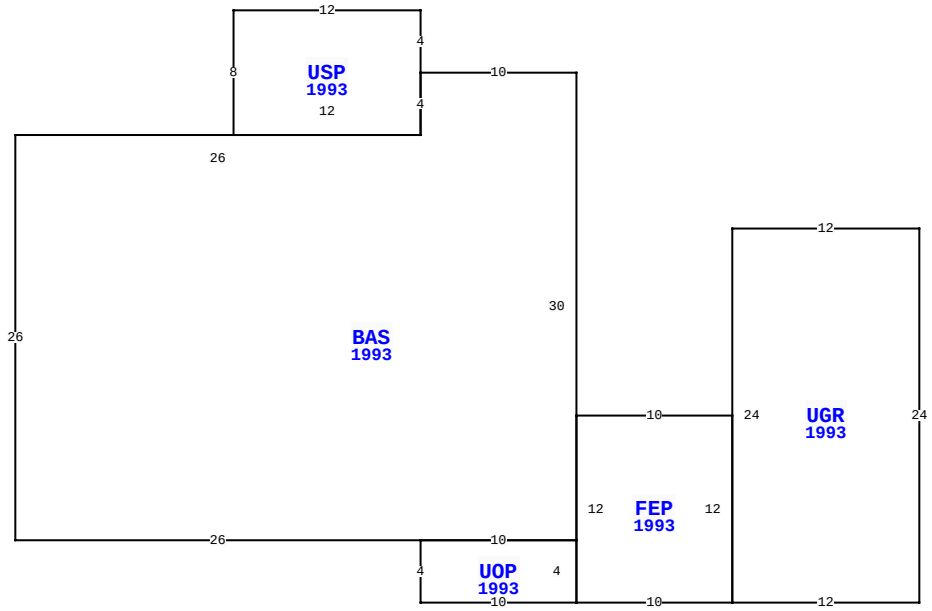
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	1993	976	56,021
FEP	120	80	1993	96	5,510
UGR	288	45	1993	130	7,462
UOP	40	20	1993	8	459
USP	96	30	1993	29	1,664
TOTALS	1,520			1,239	71,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,239	100.7000	100.70	124,767	1953	1953	0	0	0	43.00	57.00

1 SINGLE FAM – 0% - 0 Heated Area: 976 HX Base Yr



85020 HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	71,117
TOTAL MARKET OB/XF VALUE	2,251
TOTAL LAND VALUE - MARKET	111,350
TOTAL MARKET VALUE	184,718
SOH/AGL Deduction	5,969
ASSESSED VALUE	178,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,749
TOTAL JUST VALUE	184,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0888/1747	6/08/1999	WD	U	I	18	100

GRANTOR: KNOWLES NADINE W (WID

GRANTEE: WAITS CHERYL ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=1993] N4 W12 S8 E12 N4$ S4 W26 S26 E26 UOP=[YR=1993] S4 E10 FEP=[YR=1993] E10 UGR=[YR=1993] E12 N24 W12 S24$ N12 W10 S12$ N4 W10$ E10 N30$.

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	0	20	24	480.00	SF	23.45	23.45	100	1957	1957	3	20	2,251	

LAND DESCRIPTION

TOTAL OB/XF 2,251

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	0	0006	OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	85,000.00	85,000.00	111,350							

REVIEW DATE 02/01/2023 BY NWA Total Acres: 1.31 Total Land Value: 111,350 Market: 0 Agricultural: 0 Common: 111,350 PRINTED 07/30/2025 BY SYS