BLOCK 3 LOT 9
IN OR 600 PG 1284
YULEE WOODS #3 PB 5/239

HARDY JAMES D & GLENDETTE F
85092 MEGAN STREET
YULEE, FL 32097-4226

2025

42-2N-27-4613-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

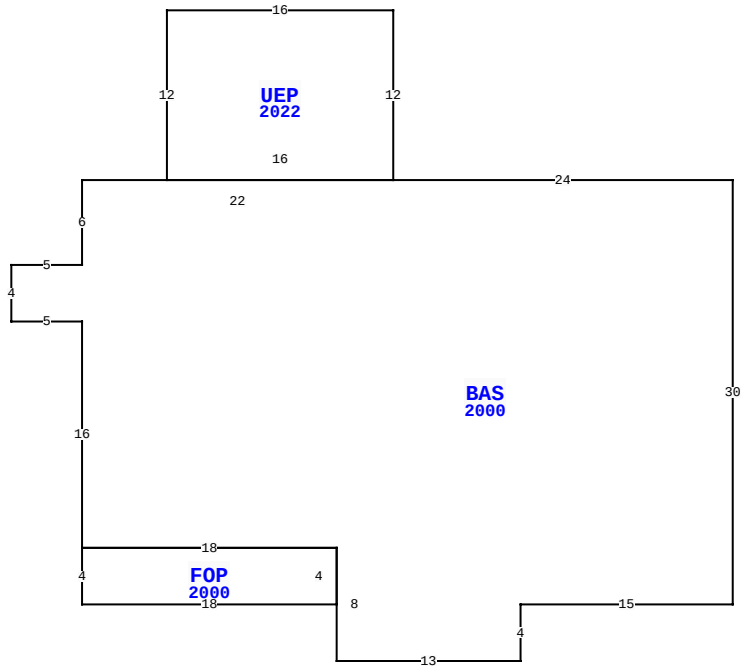
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,380	100	2000	1,380	148,943
FOP	72	30	2000	22	2,375
UEP	192	60	2022	115	12,412
TOTALS	1,644			1,517	163,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	122.2980	122.30	185,529	2000	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 0 Heated Area: 1380 HX Base Yr



85092 MEGAN ST, 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		172,502
TOTAL MARKET OB/XF VALUE		936
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		258,438
SOH/AGL Deduction		128,814
ASSESSED VALUE		129,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,902
TOTAL JUST VALUE		258,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000100	ADDITION	20,512	01/04/2022
P993696	NEW CONSTR	3,000	10/01/1999
B996442	NEW CONSTR	69,500	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0600/1284	6/29/1990	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: HARDY JAMES & G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 UEP=[YR=2022] N12 W16 S12 E16$ W22 S6 W5 S4 E5 S16 FOP=[YR=2000] S4 E18 N4 W18$ E18 S8 E13 N4 E15 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	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	1999	1999	3	75	936	

LAND DESCRIPTION

TOTAL OB/XF 936

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/18/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

BLOCK 3 LOT 9
IN OR 600 PG 1284
YULEE WOODS #3 PB 5/239

HARDY JAMES D & GLENDETTE F
85092 MEGAN STREET
YULEE, FL 32097-4226

2025

42-2N-27-4613-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

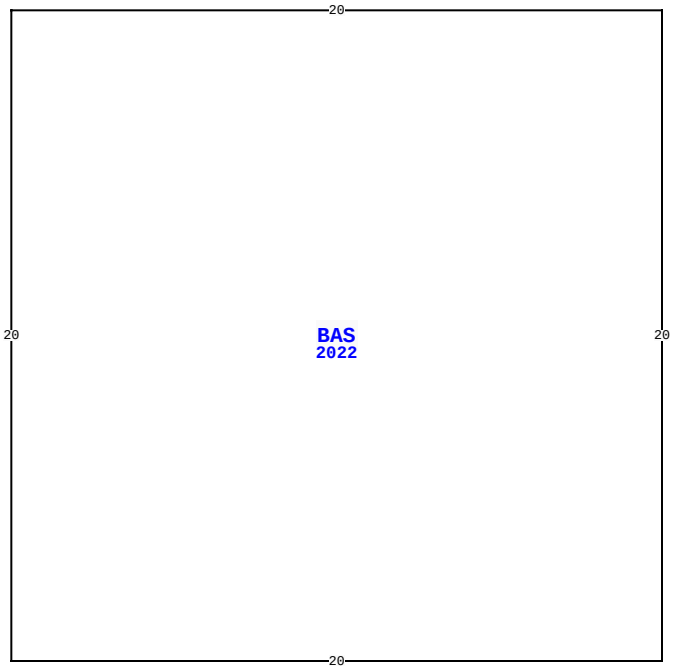
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2022	400	8,773
TOTALS	400			400	8,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	60.5000	22.38	8,952	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 0 Heated Area: 400 HX Base Yr



85092 MEGAN ST, 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		172,502
TOTAL MARKET OB/XF VALUE		936
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		258,438
SOH/AGL Deduction		128,814
ASSESSED VALUE		129,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,902
TOTAL JUST VALUE		258,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0600/1284	6/29/1990	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: HARDY JAMES & G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S20 E20 N20$.

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

REVIEW DATE 03/18/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS