IN OR 848/1749 EX 3-56
R788230 & R788231

CRANK KAREN R/HALL JOHN H
85847 NORTH HARTS ROAD
YULEE, FL 32097

2026

04-2N-27-0000-0003-0080

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

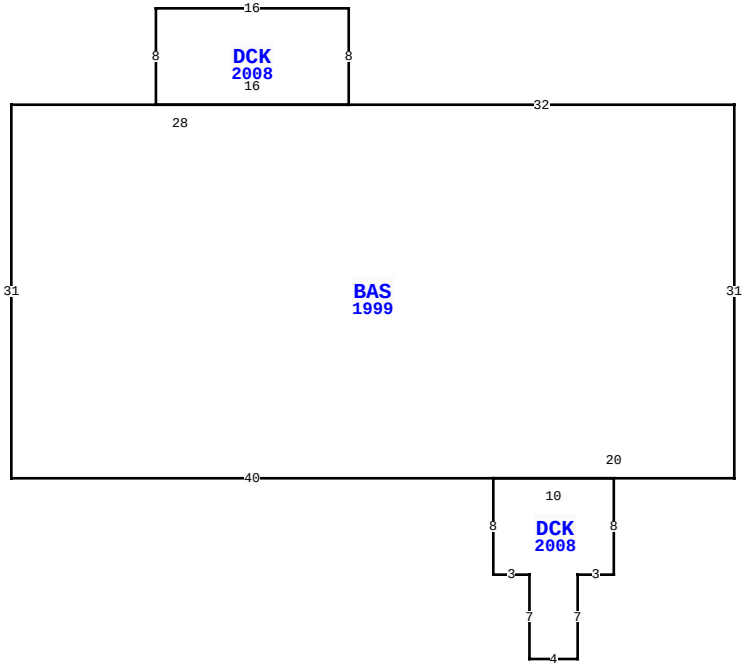
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1999	1,860	78,745
DCK	108	15	2008	16	677
DCK	128	15	2008	19	804
TOTALS	2,096			1,895	80,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,895	117.6000	105.84	200,567	1999	1999	0	0	0	60.00	40.00

2 M/H 94+ 100% - 2000 Heated Area: 1860 HX Base Yr 2000



85847 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,285
TOTAL MARKET OB/XF VALUE		429
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		189,714
SOH/AGL Deduction		85,452
ASSESSED VALUE		104,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,851
TOTAL JUST VALUE		189,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001469	GARAGE	41,787	01/01/2018
MH992641	MH MOVE-ON	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0848/1749	9/16/1998	WD	Q	V		23,000
GRANTOR: WADE JACK E						
GRANTEE: CRANK KAREN R & JOH						
0795/1179	6/04/1997	WD	Q	V		16,500
GRANTOR: WILSON TWILA ELAINE						
GRANTEE: WADE JACK 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	0681	POLE SHED	0	100	10	11	110.00	SF	15.00	15.00	100	2000	2000	3	26	429	

BUILDING DIMENSIONS

BAS=[YR=1999] W32 DCK=[YR=2008] N8 W16 S8 E16$ W28 S31 E40
DCK=[YR=2008] S8 E3 S7 E4 N7 E3 N8 W10$ E20 N31$.

LAND DESCRIPTION

TOTAL OB/XF 429

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	129.00	336.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

IN OR 848/1749 EX 3-56
R788230 & R788231

CRANK KAREN R/HALL JOHN H
85847 NORTH HARTS ROAD
YULEE, FL 32097

2026

04-2N-27-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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	06	Quality Level 06

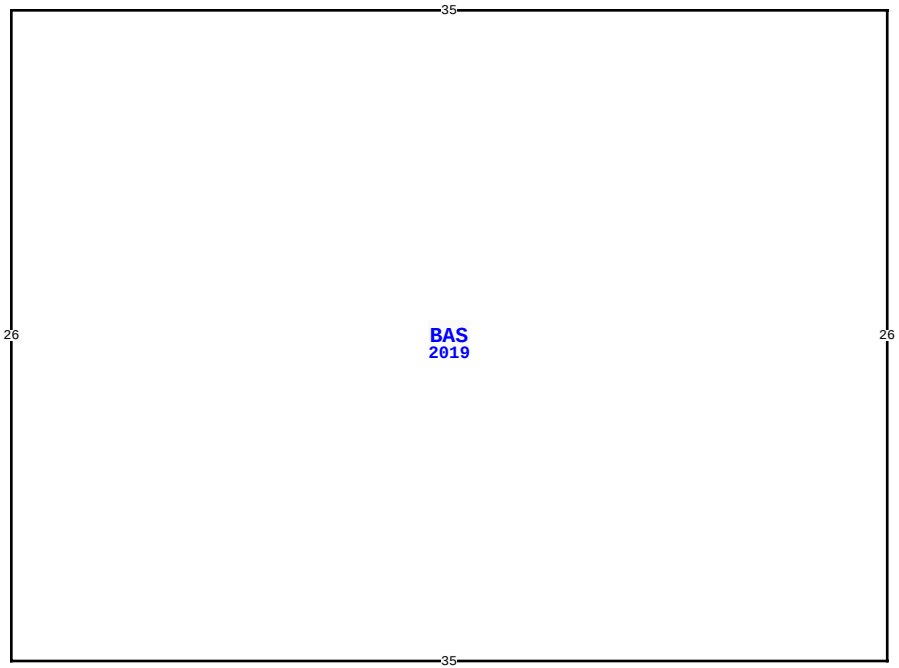
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	2019	910	19,059
TOTALS	910			910	19,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	910	57.1320	22.28	20,275	2019	2019	0	0	0	6.00	94.00

3 GARAGE RES 100% - 2000 Heated Area: 910 HX Base Yr 2000



85847 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,285
TOTAL MARKET OB/XF VALUE		429
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		189,714
SOH/AGL Deduction		85,452
ASSESSED VALUE		104,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,851
TOTAL JUST VALUE		189,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0848/1749	9/16/1998	WD	Q	V		23,000
GRANTOR: WADE JACK E						
GRANTEE: CRANK KAREN R & JOH						
0795/1179	6/04/1997	WD	Q	V		16,500
GRANTOR: WILSON TWILA ELAINE						
GRANTEE: WADE JACK E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W35 S26 E35 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS