

PT OR 2042/242
(EX 4-19)
1995 SKYL SW/MH

HKT PROPERTIES LLC
86064 MARTIN LANE
YULEE, FL 32097

2026

04-2N-27-0000-0004-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,064	100	2008	1,064	35,278
TOTALS	1,064			1,064	35,278

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
6	1126	CB/STC 8"	0	0	0	0	109.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	0		OR	0.00	0.00	0.88	AC	
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.12	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,064	122.8000	110.52	117,593	1995	1995	0	0	70.00	30.00
2 M/H 94+ 0% - 0 Heated Area: 1064 HX Base Yr											
BAS 2008											
85733 NORTH HARTS RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU											

TOTAL OB/XF											
759											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		35,278	
TOTAL MARKET OB/XF VALUE		759	
TOTAL LAND VALUE - MARKET		79,212	
TOTAL MARKET VALUE		115,249	
SOH/AGL Deduction		66	
ASSESSED VALUE		115,183	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		115,183	
TOTAL JUST VALUE		115,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,814	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5099	CO ISSUED	0	01/23/2009
MH5099	MH MOVE-ON	0	07/01/2008
E21038	ELEC OTHER	0	07/01/2008
M13986	MECH OTHER	0	07/01/2008
P13352	OTHER	0	07/01/2008
9602757	GARAGE	15,300	06/14/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2042/0242	4/26/2016	QC	U	I	11
GRANTOR: MIXON RONALD W & GWEN					
GRANTEE: HKT PROPERTIES LLC					
1150/0789	7/02/2003	QC	Q	I	01
GRANTOR: MIXON GWEN D & ALTON					
GRANTEE: MIXON RONALD W & GW					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W76 S14 E76 N14S.											