PT SEC 8 IN OR 2550/1776
BEING TRACT A & B
FPL ESMT OR 394/336,

TURNER CHRISTOPHER & ELIZABETH
75210 HARVESTER STREET
YULEE, FL 32097

2026

08-2N-27-0000-0005-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

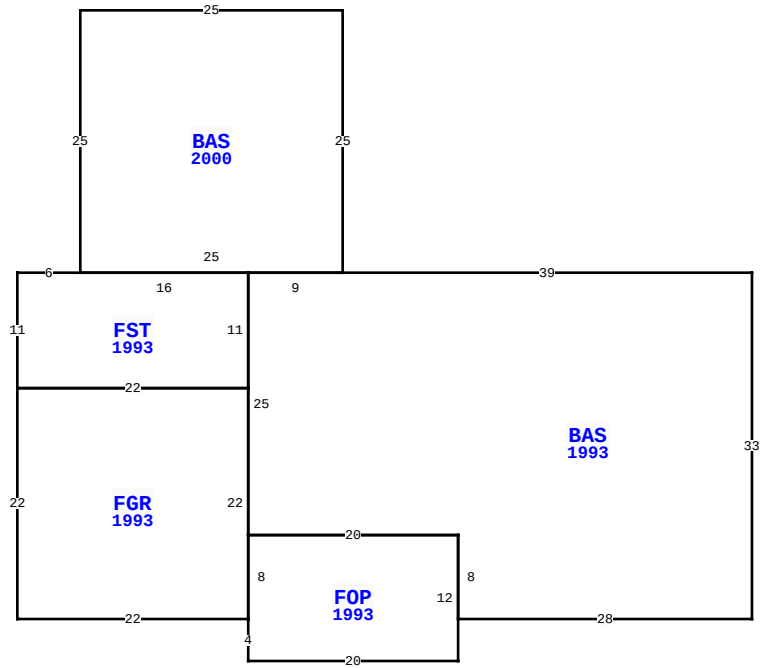
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1993	1,424	158,360
BAS	625	100	2000	625	69,505
FGR	484	55	1993	266	29,581
FOP	240	30	1993	72	8,007
FST	242	55	1993	133	14,791
TOTALS	3,015			2,520	280,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,520	110.3520	153.39	386,543	1983	1990	0	0	0	27.50	72.50

1 SNGL FAM 100% - 2026 Heated Area: 2049 HX Base Yr



75210 HARVESTER ST, 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		280,244
TOTAL MARKET OB/XF VALUE		1,715
TOTAL LAND VALUE - MARKET		265,500
TOTAL MARKET VALUE		547,459
SOH/AGL Deduction		0
ASSESSED VALUE		547,459
TOTAL EXEMPTION VALUE	13	547,459
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		547,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007553	REPAIR/RRF	14,000	08/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/1776	3/28/2022	WD	U	I	30	400,000
GRANTOR: DARLINGTON RICHARD L						
GRANTEE: TURNER CHRISTOPHER						
1611/0719	3/16/2009	QC	U	I	11	100
GRANTOR: DARLINGTON RICHARD L						
GRANTEE: DARLINGTON RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 BAS=[YR=2000] N25 W25 S25 FST=[YR=1993] W6 S11 FGR=[YR=1993] S22 E22 FOP=[YR=1993] S4 E20 N12 W20 S8$ N22 W22$ E22 N11 W16$ E25$ W9 S25 E20 S8 E28 N33$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	1.25	AC		1.00	1.00	1.00	90,000.00	90,000.00	112,500							
2	000100	C	RES	100		OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	90,000.00	90,000.00	153,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.95 Total Land Value: 265,500 Market: 0 Agricultural: 0 Common: 265,500 PRINTED 07/09/2026 BY SYS