IN OR 107/695 & OR 163/682 &
PARCEL 73-8 OR 444/168
RP 1002 & RP 1003

STEVENS JAMES S JR
85275 HARTS ROAD
YULEE, FL 32097

2026

42-2N-27-0000-0073-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

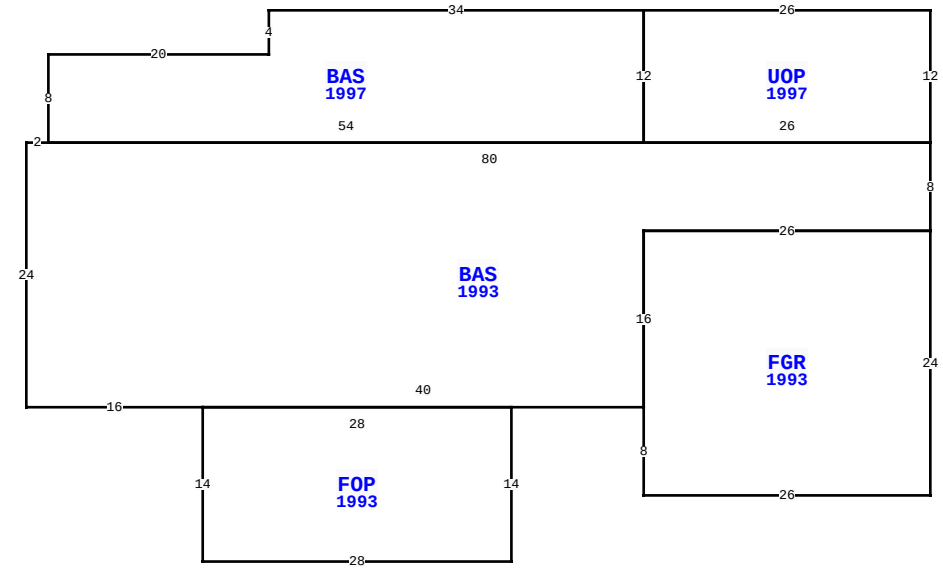
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1993	1,552	46,541
BAS	568	100	1997	568	17,033
FGR	624	55	1993	343	10,286
FOP	392	30	1993	118	3,539
UOP	312	25	1997	78	2,339
TOTALS	3,448			2,659	79,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,659	117.6000	99.96	265,794	1973	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 2120 HX Base Yr



85275 HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,886
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		147,600
TOTAL MARKET VALUE		235,486
SOH/AGL Deduction		156,347
ASSESSED VALUE		79,139
TOTAL EXEMPTION VALUE	HX HB WR	50,991
BASE TAXABLE VALUE		28,148
TOTAL JUST VALUE		235,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,417

1973 DW/MH (R1002/R1003) THATS BUILT AROUND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E07482	CHNGE SRVC	0	11/01/2000
5128	CHNGE SRVC	850	06/06/1988
4875	XFOB	3,150	05/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W26 BAS=[YR=1997] W34 S4 W20 S8 BAS=[YR=1993] W2 S24 E16 FOP=[YR=1993] S14 E28 N14 W28 $ E40 FGR=[YR=1993] S8 E26 N24 W26 S16 $ N16 E26 N8 W80 $ E54 N12 $ S12 E26 N12 $.

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
1	000100	C	RES	100		RM	0.00	0.00	2.05	AC		1.00	1.00	0.80	90,000.00	72,000.00	147,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.05 Total Land Value: 147,600 Market: 0 Agricultural: 0 Common: 147,600 PRINTED 07/09/2026 BY SYS

IN OR 107/695 & OR 163/682 &
PARCEL 73-8 OR 444/168
RP 1002 & RP 1003

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2026

42-2N-27-0000-0073-0030

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	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	01	TYP WD 100
Stories	2.	2. 100
Quality	03	Quality Level 03

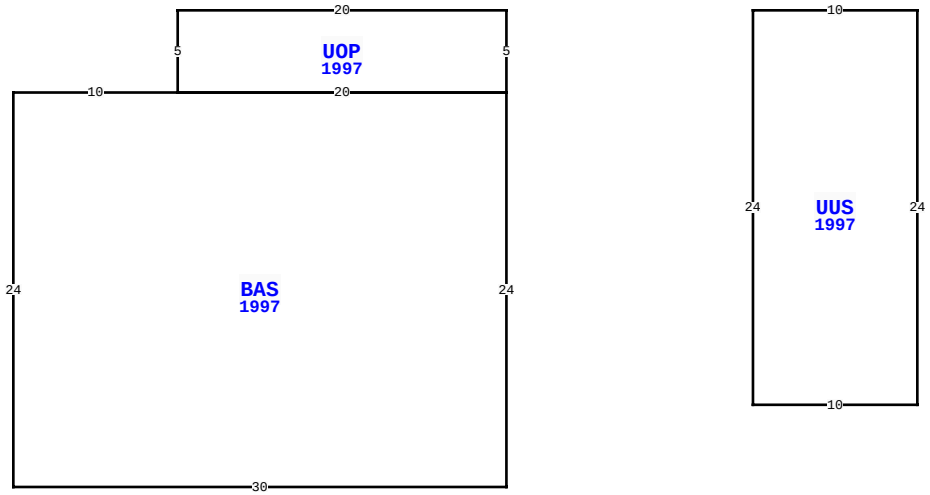
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1997	720	6,822
UOP	100	20	1997	20	190
UUS	240	50	1997	120	1,137
TOTALS	1,060			860	8,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	860	70.2000	18.95	16,297	1988	1988	0	0	0	50.00	50.00

2 BARNS 0% - 0 Heated Area: 720 HX Base Yr



85275 HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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TOTAL JUST VALUE		235,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W20 S5 BAS=[YR=1997] W10 S24 E30 N24 W20 $ E20 N5 $ PTR= E15 UUS=[YR=1997] E10 S24 W10 N24 $ W15 $.

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 01/01/2023 BY CD Total Acres: 2.05 Total Land Value: 147,600 Market: 0 Agricultural: 0 Common: 147,600 PRINTED 07/09/2026 BY SYS