



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	23	REINF CONC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	3,121	100	2006	3,121	483,555
FGR	576	55	2006	317	49,114
FOP	62	30	2006	19	2,944
FOP	598	30	2006	179	27,734
STP	16	10	2006	2	310
STP	16	10	2006	2	310
TOTALS	4,389			3,640	563,967

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,640	123.1650	171.20	623,168	2006	2006	0	0	9.50	90.50
1 SNGL FAM 0% - 2026 Heated Area: 3121 HX Base Yr											
85159 HARTS RD, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				618,652		
TOTAL MARKET OB/XF VALUE				57,238		
TOTAL LAND VALUE - MARKET				232,700		
TOTAL MARKET VALUE				908,590		
SOH/AGL Deduction				0		
ASSESSED VALUE				908,590		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				908,590		
TOTAL JUST VALUE				908,590		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				880,184		

TOTALS		4,389				3,640		563,967		85159 HARTS RD, YULEE				XF DATE				LAND DATE	
EXTRA FEATURES										INC DATE						AG DATE			
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		
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2006	2006	05	85	51,000			
5	0911	SCRN RM A	0	0	0	0	1,444.00	SF	18.00	18.00	100	2007	2007	3	24	6,238			

GATLING JOHN MARK
85159 HARTS RD
YULEE, FL 32097

42-2N-27-0000-0078-0000

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