IN OR 1896/494
1991 REDM DW

DOC SS FLORIDA INVESTMENTS LLC
85109 HARTS RD
YULEE, FL 32097

2026

42-2N-27-0000-0080-0000

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

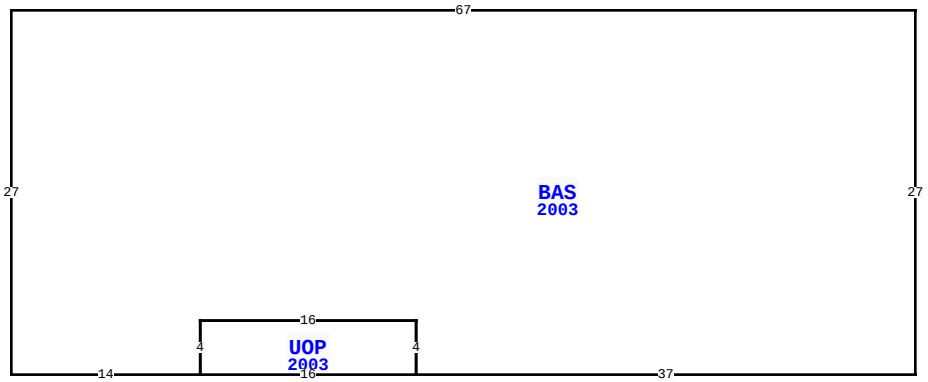
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	2003	1,745	52,151
UOP	64	25	2003	16	478
TOTALS	1,809			1,761	52,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,761	117.2000	99.62	175,431	1991	1996	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1745 HX Base Yr



85109 HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,629
TOTAL MARKET OB/XF VALUE	5,718
TOTAL LAND VALUE - MARKET	158,200
TOTAL MARKET VALUE	216,547
SOH/AGL Deduction	68,011
ASSESSED VALUE	148,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,536
TOTAL JUST VALUE	216,547
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034125	MH MOVE-ON	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1896/0494	1/01/2014	QC	U	I	11	100
GRANTOR: SAVEDOFF STUART						
GRANTEE: DOC SS FLORIDA INVE						
1211/0346	2/27/2004	WD	Q	I		145,000
GRANTOR: PLATT MORDAUONT B & J						
GRANTEE: SAVEDOFF STUART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W67 S27 E14 UOP=[YR=2003] E16 N4 W16 S4 $ N4 E16 S4 E37 N27 $.

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	0751	UOP	0	0	24	10	240.00	SF	10.00	10.00	100	2003	2003	3	29	696	
2	0300	BOAT DCK W	0	0	8	8	64.00	SF	40.00	40.00	100	2004	2004	3	30	768	
3	0752	USP	0	0	18	8	144.00	SF	15.00	15.00	100	2021	2021	3	90	1,944	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 5,718

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	000116	C	RES MARSH	0		RM	128.00	250.00	113.00	FF		1.00	1.00	1.00	1,400.00	1,400.00	158,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.66 Total Land Value: 158,200 Market: 0 Agricultural: 0 Common: 158,200 PRINTED 07/09/2026 BY SYS