PT SEC 42-2N-27E
PT OR 2153/1556 (EX W'LY 198FT)

NORMAN TRAE
85043 HARTS ROAD
YULEE, FL 32097

2026

42-2N-27-0000-0084-0000

BUILDING CHARACTERISTICS

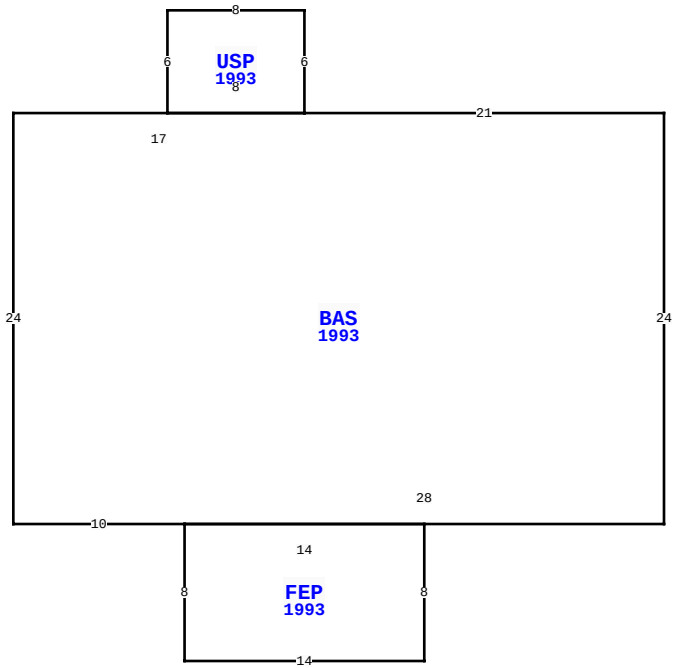
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	71,254
FEP	112	80	1993	90	7,032
USP	48	30	1993	14	1,094
TOTALS	1,072			1,016	79,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,016	114.4800	120.20	122,123	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 912 HX Base Yr



85043 HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	79,380
TOTAL MARKET OB/XF VALUE	8,304
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	249,684
SOH/AGL Deduction	0
ASSESSED VALUE	249,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,684
TOTAL JUST VALUE	249,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	497,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/1556	10/20/2017	TD	U	I	11	100
GRANTOR: CARTER IVEY J TRUSTEE						
GRANTEE: NORMAN TRAE						
2017/1070	12/08/2015	FJ	U	I	11	0
GRANTOR: CARTER ISHMAEL I EST						
GRANTEE: CARTER IVEY J TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=1993] N6 W8 S6 E8$ W17 S24 E10
FEP=[YR=1993] S8 E14 N8 W14$ E28 N24$.

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	0511	GARAGE CB-	0	0	12	24	288.00	SF	40.00	40.00	100	1970	1970	3	20	2,304	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,304

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	0	0006	RM	0.00	0.00	1.80	AC		1.00	1.00	1.00	90,000.00	90,000.00	162,000							

REVIEW DATE 06/09/2026 BY KWA Total Acres: 1.80 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 07/09/2026 BY SYS