W'LY 198FT
PT OR 2153/1556

NORMAN TRAE
85043 HARTS ROAD
YULEE, FL 32097

2026

42-2N-27-0000-0084-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

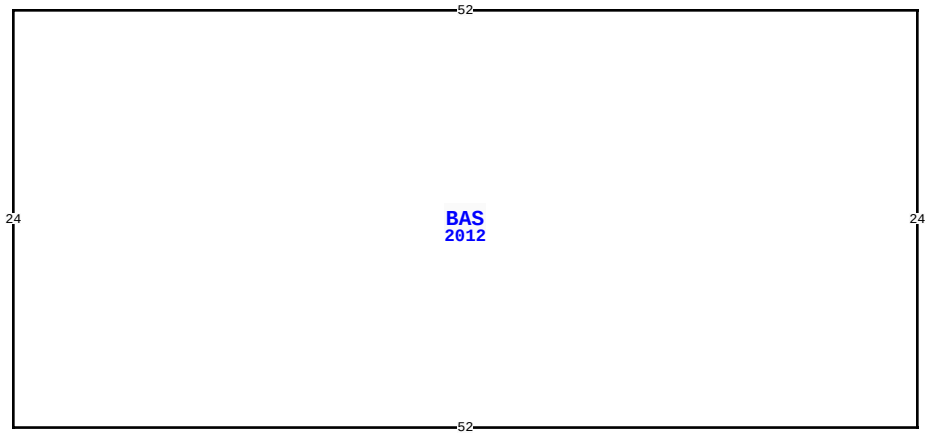
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,248	100	2012	1,248	36,980
TOTALS	1,248			1,248	36,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	116.2000	98.77	123,265	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1248 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,980
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	232,500
TOTAL MARKET VALUE	269,480
SOH/AGL Deduction	129,524
ASSESSED VALUE	139,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,956
TOTAL JUST VALUE	269,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

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	V	11	100

GRANTOR: CARTER IVEY J TRUSTEE
GRANTEE: NORMAN TRAE

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

85006 HARTS LN, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S24 E52 N24$.

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	000131	C	RES CREEK	0	0006	RM	0.00	0.00	310.00	FF		1.00	1.00	0.50	1,500.00	750.00	232,500							

REVIEW DATE 06/09/2026 BY KWA Total Acres: 1.20 Total Land Value: 232,500 Market: 0 Agricultural: 0 Common: 232,500 PRINTED 07/09/2026 BY SYS