PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2739/765
PARCELS 1 & 2

HARTS49 LLC
608 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

**2026**

**42-2N-27-0000-0091-0000**

## BUILDING CHARACTERISTICS

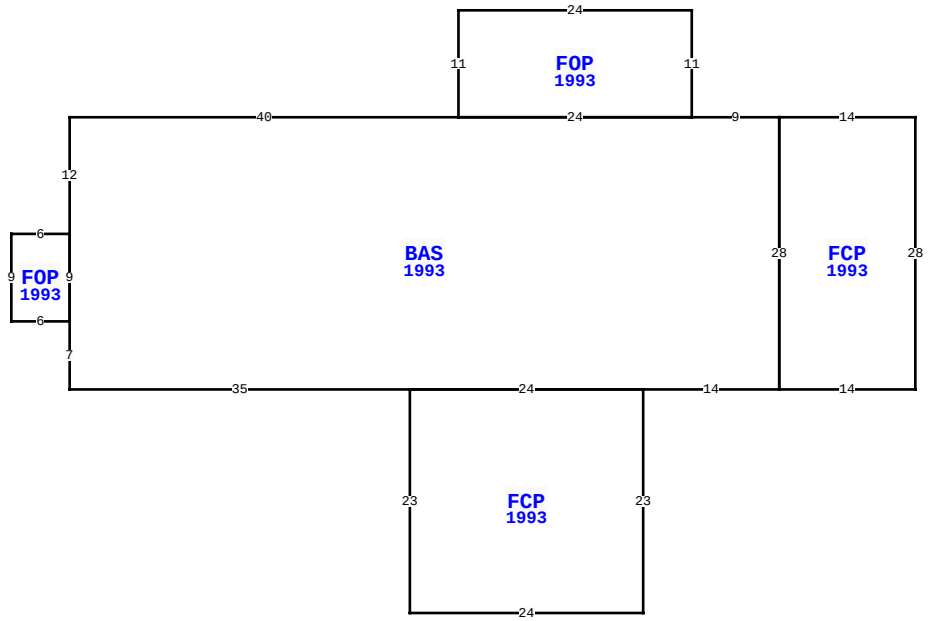
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1200 | STORE/OFFICE/RES |
| 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 | 2,044 | 100 | 1993 | 2,044 | 181,096 |
| FCP | 392 | 25 | 1993 | 98 | 8,683 |
| FCP | 552 | 25 | 1993 | 138 | 12,227 |
| FOP | 54 | 30 | 1993 | 16 | 1,418 |
| FOP | 264 | 30 | 1993 | 79 | 6,999 |
| TOTALS | 3,306 | | | 2,375 | 210,423 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,375 | 120.5400 | 126.57 | 300,604 | 1959 | 1985 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 2044 HX Base Yr




85313 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 5 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 336,009 |
| TOTAL MARKET OB/XF VALUE | 15,984 |
| TOTAL LAND VALUE - MARKET | 165,330 |
| TOTAL MARKET VALUE | 517,323 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 517,323 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 517,323 |
| TOTAL JUST VALUE | 517,323 |
| NCON VALUE | 6,360 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,032 |

GR/UT & PL SHEDS ARE ATTACHED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23899 | DEMOLITION | 3,300 | 08/01/2010 |
| B21244 | DEMOLITION | 200 | 04/01/2008 |
| B21245 | DEMOLITION OF MH | 200 | 04/01/2008 |
| 95-1561 | CHNGE SRVC | 0 | 02/01/1995 |
| 4699 | REPAIR/RRF | 6,500 | 02/01/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2739/765 | 9/20/2024 | WD | Q | I | 05 | 525,000 |
| GRANTOR: DINKINS BARBARA | | | | | | |
| GRANTEE: HARTS49 LLC | | | | | | |
| 2378/0575 | 7/22/2020 | WD | U | I | 11 | 100 |
| GRANTOR: ROBERSON MARY L | | | | | | |
| GRANTEE: ROBERSON GARY & BAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-14,0] W9 W24 W40 S12 S9 S7 E35 E24 E14 N28 $
FCP=[YR=1993;ORIG=-52,28] S23 E24 N23 W24 $
FCP=[YR=1993;ORIG=0,0] W14 S28 E14 N28 $
FOP=[YR=1993;ORIG=-23,0] N11 W24 S11 E24 $
FOP=[YR=1993;ORIG=-87,12] W6 S9 E6 N9 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 1 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 42 | 1,470 | |
| 3 | 0510 | GARAGE WD- | 1 | 0 | 24 | 16 | 384.00 | SF | 26.95 | 26.95 | 100 | 1980 | 1980 | 3 | 20 | 2,070 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 20 | 19 | 380.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 29 | 716 | |
| 5 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 1,018.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 29 | 1,535 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 98.00 | SF | 6.50 | 6.50 | 100 | 1970 | 1970 | 3 | 20 | 127 | |
| 7 | 0500 | FP-PRE FAB | 2 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 54 | 1,890 | |
| 8 | 0350 | CARPORT WD | 1 | 0 | 24 | 20 | 480.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 1,248 | |
| 9 | 0350 | CARPORT WD | 1 | 0 | 16 | 13 | 208.00 | SF | 13.00 | 13.00 | 100 | 2005 | 2005 | 3 | 21 | 568 | |
| 10 | 0476 | VF 6 SBPL | 1 | 0 | 0 | 0 | 180.00 | LF | 32.00 | 32.00 | 100 | 2026 | 2025 | | 100 | 5,760 | |
| 11 | 0470 | VNYL GATE | 1 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2026 | 2025 | | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,984

| 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 | 001200 | C | STORE COMB | 0 | 0004 | OR | 0.00 | 0.00 | 1.91 | AC | | 1.00 | 1.00 | 0.70 | 90,000.00 | 63,000.00 | 120,330 | | | | | | | |
| 2 | 000100 | C | RES | 0 | | OR | 192.00 | 113.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 45,000 | | | | | | | |

REVIEW DATE 06/06/2025 BY KW Total Acres: 2.41 Total Land Value: 165,330 Market: 0 Agricultural: 0 Common: 165,330 PRINTED 07/09/2026 BY SYS

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2739/765
PARCELS 1 & 2

HARTS49 LLC
608 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

**2026**

**42-2N-27-0000-0091-0000**

## BUILDING CHARACTERISTICS

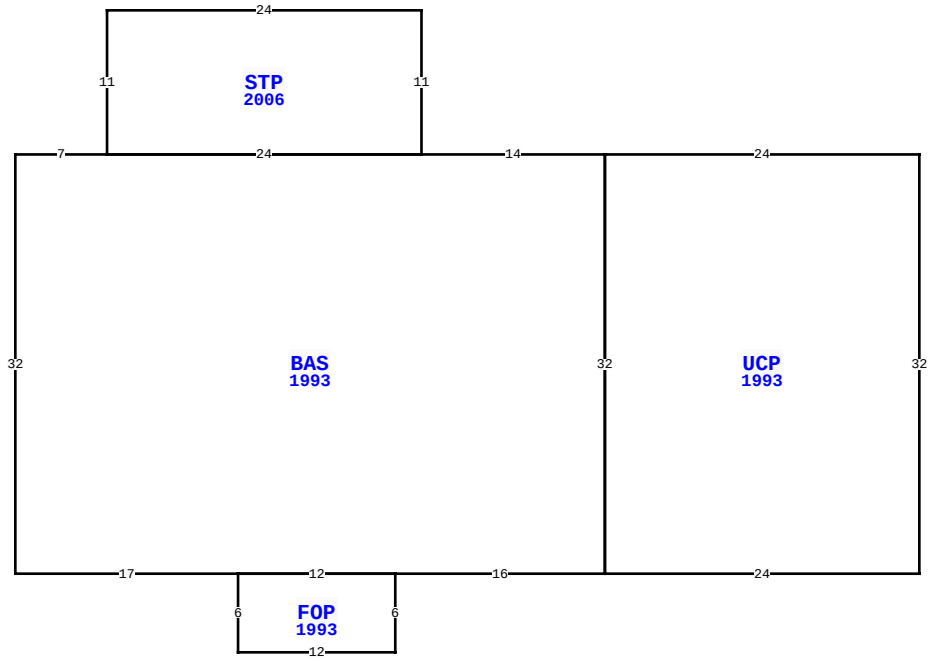
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 1200 | STORE/OFFICE/RES |
| 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 | 1,440 | 100 | 1993 | 1,440 | 110,117 |
| FOP | 72 | 30 | 1993 | 22 | 1,682 |
| STP | 264 | 10 | 2006 | 26 | 1,988 |
| UCP | 768 | 20 | 1993 | 154 | 11,776 |
| TOTALS | 2,544 | | | 1,642 | 125,564 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,642 | 121.3800 | 127.45 | 209,273 | 1965 | 1965 | 0 | 0 | 0 | 40.00 | 60.00 |

2 SINGLE FAM 0% - 2025 Heated Area: 1440 HX Base Yr




85313 HARTS RD, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 2 of 5 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 336,009 |
| TOTAL MARKET OB/XF VALUE | 15,984 |
| TOTAL LAND VALUE - MARKET | 165,330 |
| TOTAL MARKET VALUE | 517,323 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 517,323 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 517,323 |
| TOTAL JUST VALUE | 517,323 |
| NCON VALUE | 6,360 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2739/765 | 9/20/2024 | WD | Q | I | 05 | 525,000 |
| GRANTOR: DINKINS BARBARA | | | | | | |
| GRANTEE: HARTS49 LLC | | | | | | |
| 2378/0575 | 7/22/2020 | WD | U | I | 11 | 100 |
| GRANTOR: ROBERSON MARY L | | | | | | |
| GRANTEE: ROBERSON GARY & BAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,0] W14 W24 W7 S32 E17 E12 E16 N32 $
UCP=[YR=1993;ORIG=0,0] W24 S32 E24 N32 $
STP=[YR=2006;ORIG=-38,0] N11 W24 S11 E24 $
FOP=[YR=1993;ORIG=-52,32] S6 E12 N6 W12 $
.

## 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 06/06/2025 BY KW Total Acres: 2.41 Total Land Value: 165,330 Market: 0 Agricultural: 0 Common: 165,330 PRINTED 07/09/2026 BY SYS

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2739/765
PARCELS 1 & 2

HARTS49 LLC
608 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

**2026**

**42-2N-27-0000-0091-0000**

## BUILDING CHARACTERISTICS

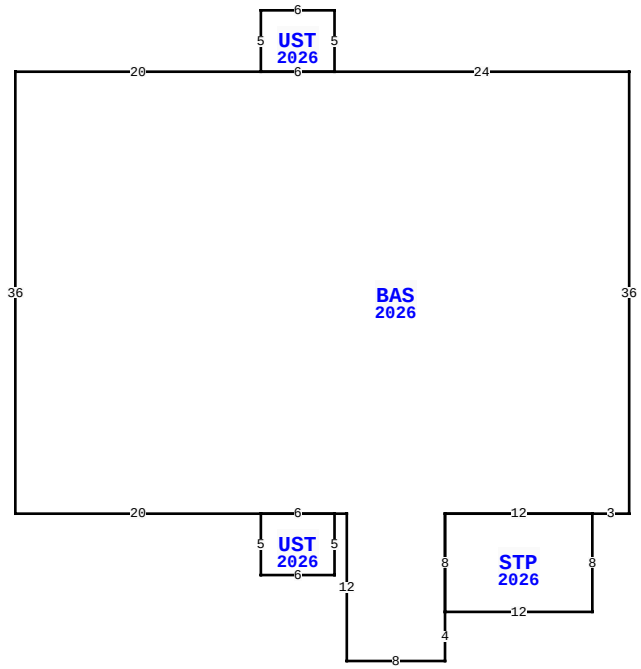
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1200 | STORE/OFFICE/RES |
| 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 | 1,896 | 100 | 2026 | 1,896 | 11 |
| STP | 96 | 10 | 2026 | 10 | 0 |
| UST | 30 | 45 | 2026 | 14 | 0 |
| UST | 30 | 45 | 2026 | 14 | 0 |
| TOTALS | 2,052 | | | 1,934 | 12 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,934 | 56.8400 | 59.68 | 115,421 | 1930 | 1930 | 0 | 00 | .01 | 50.00 | 0.01 |

3 SINGLE FAM 0% - 2026 Heated Area: 1896 HX Base Yr




85313 HARTS RD, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 3 of 5 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 336,009 |
| TOTAL MARKET OB/XF VALUE | 15,984 |
| TOTAL LAND VALUE - MARKET | 165,330 |
| TOTAL MARKET VALUE | 517,323 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 517,323 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 517,323 |
| TOTAL JUST VALUE | 517,323 |
| NCON VALUE | 6,360 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2739/765 | 9/20/2024 | WD | Q | I | 05 | 525,000 |
| GRANTOR: DINKINS BARBARA | | | | | | |
| GRANTEE: HARTS49 LLC | | | | | | |
| 2378/0575 | 7/22/2020 | WD | U | I | 11 | 100 |
| GRANTOR: ROBERSON MARY L | | | | | | |
| GRANTEE: ROBERSON GARY & BAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=56,10] E24 S36 W3 W12 S8 S4 W8 N12 W1 W6 W20 N36 E20 E6 $
STP=[YR=2026;ORIG=65,46] E12 S8 W12 N8 $
UST=[YR=2026;ORIG=50,10] E6 N5 W6 S5 $
UST=[YR=2026;ORIG=56,46] W6 S5 E6 N5 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/06/2025 BY KW Total Acres: 2.41 Total Land Value: 165,330 Market: 0 Agricultural: 0 Common: 165,330 PRINTED 07/09/2026 BY SYS

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2739/765
PARCELS 1 & 2

HARTS49 LLC
608 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

**2026**

**42-2N-27-0000-0091-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

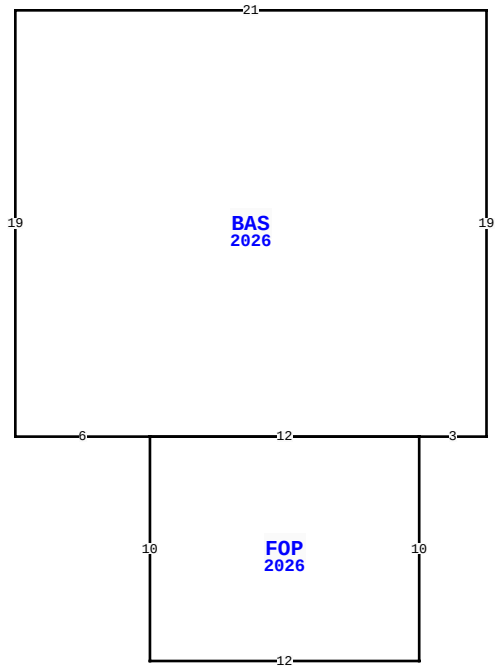
DOR CODE 1200 STORE/OFFICE/RES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 399 | 100 | 2026 | 399 | 5 |
| FOP | 120 | 30 | 2026 | 36 | 0 |
| TOTALS | 519 | | | 435 | 5 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 435 | 112.2000 | 117.81 | 51,247 | 1950 | 1950 | 0 | 00 | .01 | 45.00 | 0.01 |

4 SINGLE FAM 0% - 2026 Heated Area: 399 HX Base Yr




85313 HARTS RD, YULEE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 336,009 |
| TOTAL MARKET OB/XF VALUE | 15,984 |
| TOTAL LAND VALUE - MARKET | 165,330 |
| TOTAL MARKET VALUE | 517,323 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 517,323 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 517,323 |
| TOTAL JUST VALUE | 517,323 |
| NCON VALUE | 6,360 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2739/765 | 9/20/2024 | WD | Q | I | 05 | 525,000 |
| GRANTOR: DINKINS BARBARA | | | | | | |
| GRANTEE: HARTS49 LLC | | | | | | |
| 2378/0575 | 7/22/2020 | WD | U | I | 11 | 100 |
| GRANTOR: ROBERSON MARY L | | | | | | |
| GRANTEE: ROBERSON GARY & BAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,10] E21 S19 W3 W12 W6 N19 $
FOP=[YR=2026;ORIG=78,29] W12 S10 E12 N10 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/06/2025 BY KW Total Acres: 2.41 Total Land Value: 165,330 Market: 0 Agricultural: 0 Common: 165,330 PRINTED 07/09/2026 BY SYS

PT JOHN LOW MILL GRANT
SEC 42-2N-27E IN OR 2739/765
PARCELS 1 & 2

HARTS49 LLC
608 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

**2026**

**42-2N-27-0000-0091-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

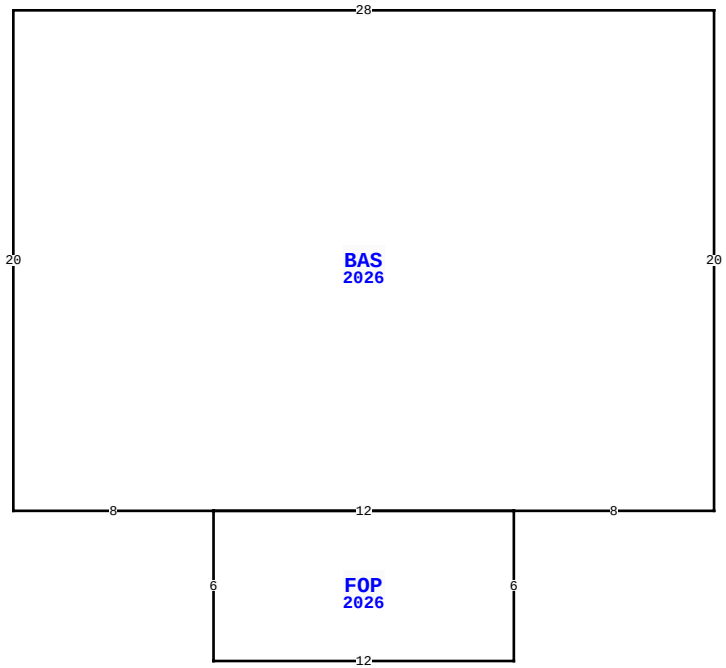
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1200 | STORE/OFFICE/RES |
| 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 | 560 | 100 | 2026 | 560 | 5 |
| FOP | 72 | 30 | 2026 | 22 | 0 |
| TOTALS | 632 | | | 582 | 5 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 582 | 77.0000 | 80.85 | 47,055 | 1950 | 1950 | 0 | 00 | .01 | 45.00 | 0.01 |

5 SINGLE FAM 0% - 2026 Heated Area: 560 HX Base Yr




85313 HARTS RD, YULEE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 336,009 |
| TOTAL MARKET OB/XF VALUE | 15,984 |
| TOTAL LAND VALUE - MARKET | 165,330 |
| TOTAL MARKET VALUE | 517,323 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 517,323 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 517,323 |
| TOTAL JUST VALUE | 517,323 |
| NCON VALUE | 6,360 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2739/765 | 9/20/2024 | WD | Q | I | 05 | 525,000 |
| GRANTOR: DINKINS BARBARA | | | | | | |
| GRANTEE: HARTS49 LLC | | | | | | |
| 2378/0575 | 7/22/2020 | WD | U | I | 11 | 100 |
| GRANTOR: ROBERSON MARY L | | | | | | |
| GRANTEE: ROBERSON GARY & BAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,30] E28 S20 W8 W12 W8 N20 $
FOP=[YR=2026;ORIG=80,50] W12 S6 E12 N6 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/06/2025 BY KW Total Acres: 2.41 Total Land Value: 165,330 Market: 0 Agricultural: 0 Common: 165,330 PRINTED 07/09/2026 BY SYS