

BAKER ANNA J
85968 NORTH HARTS RD
YULEE, FL 32097

2026

42-2N-27-4340-0002-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										4																			
ELEMENT		CD		15		CONC BLOCK 100		0100		MDL		2,077		EFF. AREA		95.0600		EFF. BASE RATE		207,305		1961		1968		ECON		0		FNCT		0		NORM		30.75		69.25	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2023		Heated Area: 2016		HX Base Yr 2023																							
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		04		PLYWOOD 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		01		TYP WD 100																																			
Stories		1.		1. 100																																			
Units		0		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		4053.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,016		100		1993		2,016		139,343																													
FOP		96		30		1993		29		2,004																													
STP		15		10		2006		2		139																													
UOP		96		20		2007		19		1,313																													
UST		24		45		1993		11		760																													
TOTALS		2,247						2,077		143,559																													
EXTRA FEATURES										85968 NORTH HARTS RD, YULEE										BLD DATE 05/23/2011 0 LGL DATE 05/08/2026 MLU																			
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																			