PT BLKS 5,6,7 & PT CLOSED
MAPLE AV & PINE ST
IN OR 2861/577

MOSKO PAUL
85930 N HARTS RD
YULEE, FL 32097

2026

42-2N-27-4340-0006-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

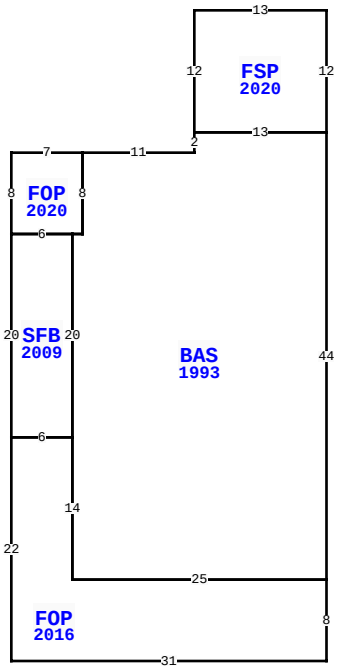
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	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	1,068	100	1993	1,068	114,806
FOP	332	30	2016	100	10,750
FOP	56	30	2020	17	1,827
FSP	156	40	2020	62	6,664
SFB	120	80	2009	96	10,320
TOTALS	1,732			1,343	144,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,343	119.3920	125.36	168,358	1956	1996	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 2018 Heated Area: 1164 HX Base Yr 2018



85930 NORTH 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		187,359
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		113,750
TOTAL MARKET VALUE		301,109
SOH/AGL Deduction		165,658
ASSESSED VALUE		135,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,040
TOTAL JUST VALUE		301,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429604	CARPORT	10,296	11/01/2014
B22769	REMODEL	500	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645011168	4/09/2026	WD	Q	I	01	311,000
GRANTOR: BATYCKI ANTHONY R						
GRANTEE: MOSKO PAUL						
2115/0671	4/19/2017	QC	U	I	11	100
GRANTOR: QUINN WENDY LYNN						
GRANTEE: BATYCKI ANTHONY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W13 S2 W11 S8 W1 S20 S14 E25 N44 $
FOP=[YR=2016;ORIG=-31,30] S22 E31 N8 W25 N14 W6 $
FSP=[YR=2020;ORIG=0,0] W13 N12 E13 S12 $
SFB=[YR=2009;ORIG=-25,10] W6 S20 E6 N20 $
FOP=[YR=2020;ORIG=-24,2] W7 S8 E6 E1 N8 $
.

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
1	000100	C	RES	100		RSF-2	50.00	100.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	65,000.00	48,750.00	48,750							

REVIEW DATE 03/04/2026 BY KWA Total Acres: 0.00 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Quality	01	Quality Level 01

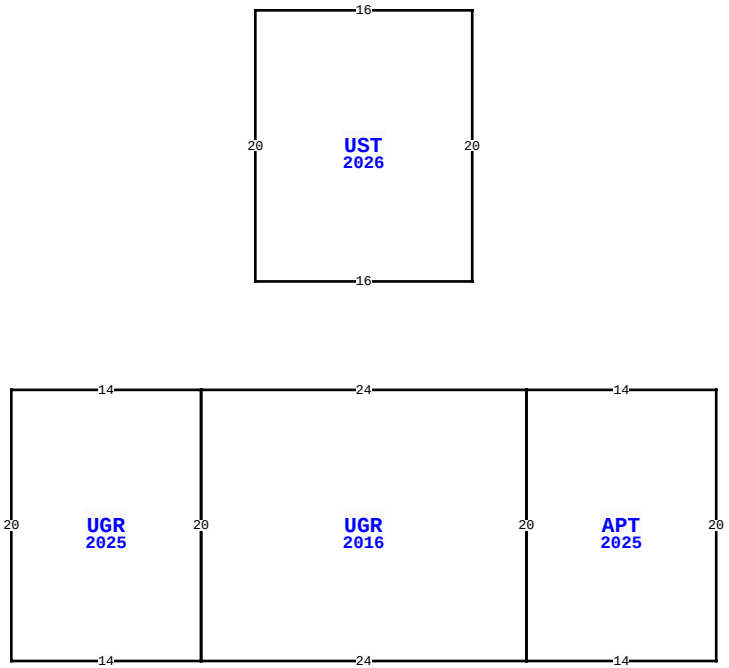
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	280	100	2025	280	15,715
UGR	480	45	2016	216	12,123
UGR	280	45	2025	126	7,072
UST	320	45	2026	144	8,082
TOTALS	1,360			766	42,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	766	104.9400	58.77	45,018	2016	2016	0	0	0	4.50	95.50

2 ACCESORY U 100% - 2025 Heated Area: 280 HX Base Yr 2018



85930 NORTH HARTS RD, YULEE

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GRANTOR: QUINN WENDY LYNN						
GRANTEE: BATYCKI ANTHONY R						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2016;ORIG=50,20] E24 S20 W24 N20 $
UGR=[YR=2025;ORIG=50,20] W14 S20 E14 N20 $
APT=[YR=2025;LABEL=1bd-1bth;ORIG=74,20] E14 S20 W14 N20 $
UST=[YR=2026;LABEL=storage above;ORIG=54,-8] E16 S20 W16 N20 $
.

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 03/04/2026 BY KWA Total Acres: 0.00 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 07/09/2026 BY SYS