LOT 1 IN OR 2212/312
2013 LIVE OAK DW/MH
WIDE ROAD ACRES PB 5/404-406

GRAY CAMERON/MURRAY SCOTT
85532 N HARTS RD
YULEE, FL 32097

2026

42-2N-27-4487-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

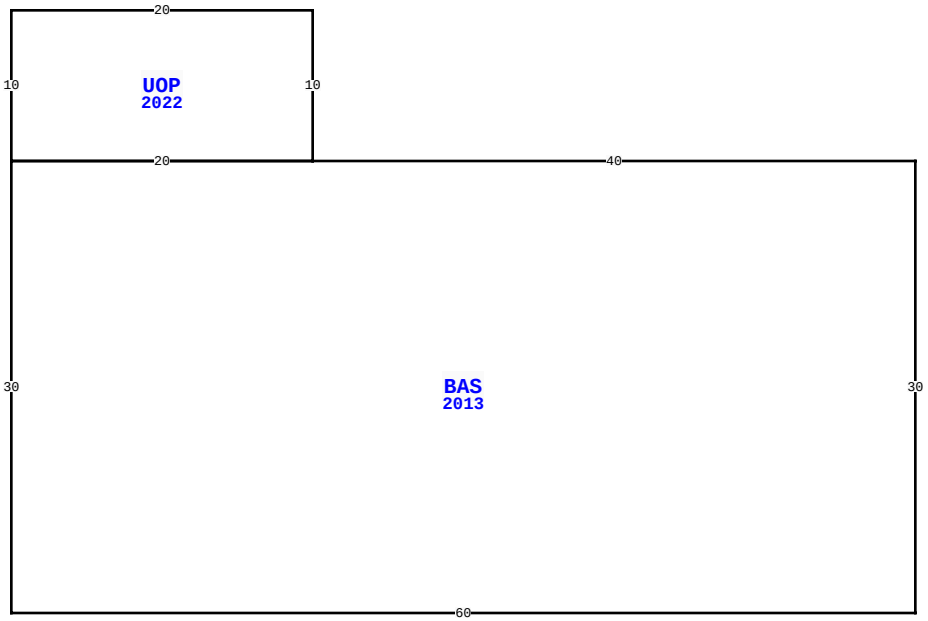
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2013	1,800	141,531
UOP	200	25	2022	50	3,932
TOTALS	2,000			1,850	145,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,850	128.4800	115.63	213,916	2013	2013	0	0	0	32.00	68.00

1 M/H 94+ 100% - 2019 Heated Area: 1800 HX Base Yr 2019



85532 NORTH HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,951
TOTAL MARKET OB/XF VALUE		2,534
TOTAL LAND VALUE - MARKET		242,100
TOTAL MARKET VALUE		407,585
SOH/AGL Deduction		205,316
ASSESSED VALUE		202,269
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,858
TOTAL JUST VALUE		407,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135496	CO ISSUED	0	08/30/2013
MH135496	MH MOVE-ON	0	08/01/2013
P1316785	NEW CONSTR	0	08/01/2013
961506	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/0312	7/20/2018	WD	Q	I	01	177,000
GRANTOR: SANTANNA-LEE ANDY G						
GRANTEE: GRAY CAMERON & SCOT						
2082/0446	11/07/2016	WD	U	I	11	100
GRANTOR: SANT'ANNA ELIANE						
GRANTEE: SANTANNA-LEE ANDY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W40 UOP=[YR=2022] N10 W20 S10 E20$ W20 S30 E60 N30 $.

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	0681	POLE SHED	0	100	12	11	132.00	SF	15.00	15.00	100	2013	2013	3	64	1,267	
2	0681	POLE SHED	0	100	12	11	132.00	SF	15.00	15.00	100	2013	2013	3	64	1,267	

LAND DESCRIPTION

TOTAL OB/XF 2,534

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		OR	0.00	0.00	2.69	AC		1.00	1.00	1.00	90,000.00	90,000.00	242,100							

REVIEW DATE 01/31/2023 BY NWA Total Acres: 2.69 Total Land Value: 242,100 Market: 0 Agricultural: 0 Common: 242,100 PRINTED 07/09/2026 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

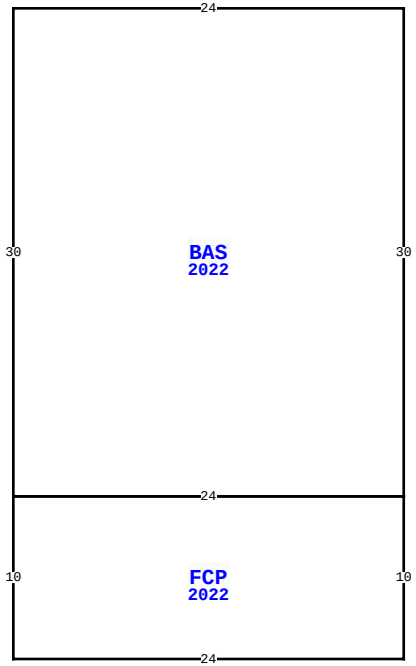
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2022	720	16,142
FCP	240	25	2022	60	1,345
TOTALS	960			780	17,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	60.5000	23.60	18,408	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2019 Heated Area: 720 HX Base Yr 2019



85532 NORTH HARTS RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: SANTANNA-LEE ANDY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S30 FCP=[YR=2022] S10 E24 N10 W24$ E24 N30$.

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 01/31/2023 BY NWA Total Acres: 2.69 Total Land Value: 242,100 Market: 0 Agricultural: 0 Common: 242,100 PRINTED 07/09/2026 BY SYS