LOT 4
WIDE ROAD ACRES PB 5/404-406

MUHS JOANN H
85537 NORTH HARTS RD
YULEE, FL 32097

2026

42-2N-27-4487-0004-0000

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

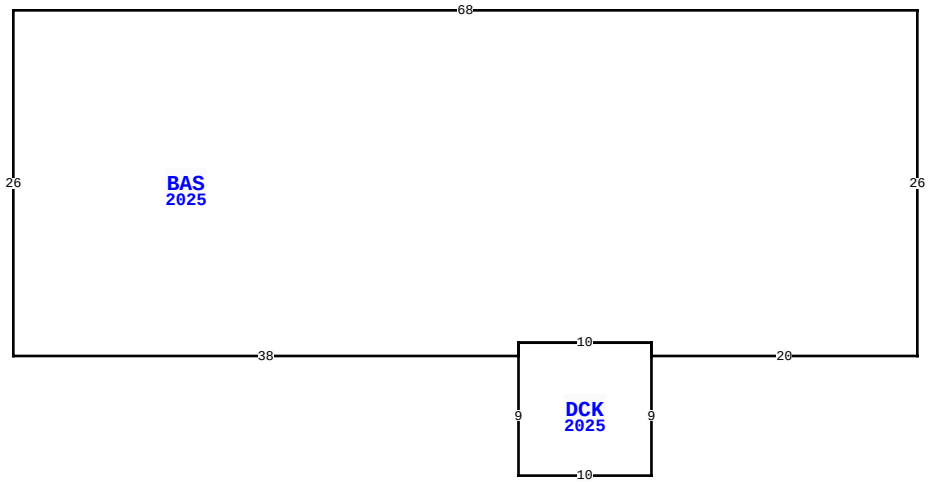
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	2025	1,758	56,959
DCK	100	15	2025	15	486
TOTALS	1,858			1,773	57,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,773	120.0000	108.00	191,484	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 0% - 2025 Heated Area: 1758 HX Base Yr



85537 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	57,445
TOTAL MARKET OB/XF VALUE	9,936
TOTAL LAND VALUE - MARKET	90,900
TOTAL MARKET VALUE	158,281
SOH/AGL Deduction	0
ASSESSED VALUE	158,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,281
TOTAL JUST VALUE	158,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,371

1996 FLHML2F63813710(A/B) - EXPIRED 2011 ST DECALS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22420	ADDITION	45,540	04/01/2009
MH961211	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/719	6/04/2024	QC	U	I	11	100
GRANTOR: MUHS FLORENCE L						
GRANTEE: MUHS JOANN H						
2159/0503	9/27/2017	QC	U	V	11	100
GRANTOR: MUHS KENNETH M						
GRANTEE: MUHS FLORENCE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=32,10] E68 S26 W20 N1 W10 S1 W38 N26 $
DCK=[YR=2025;ORIG=70,35] E10 S1 S9 W10 N9 N1 $
.

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	2700	QUONSET LW	0	0	46	30	1,380.00	SF	12.00	12.00	100	2009	2009	3	60	9,936	

LAND DESCRIPTION

TOTAL OB/XF 9,936

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	0	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,900							

REVIEW DATE 10/15/2024 BY KW Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS