LOT 6
WIDE ROAD ACRES PB 5/404-406

CARTER JEDIDIAH
85521 NORTH HARTS ROAD
YULEE, FL 32097

2026

42-2N-27-4487-0006-0000

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

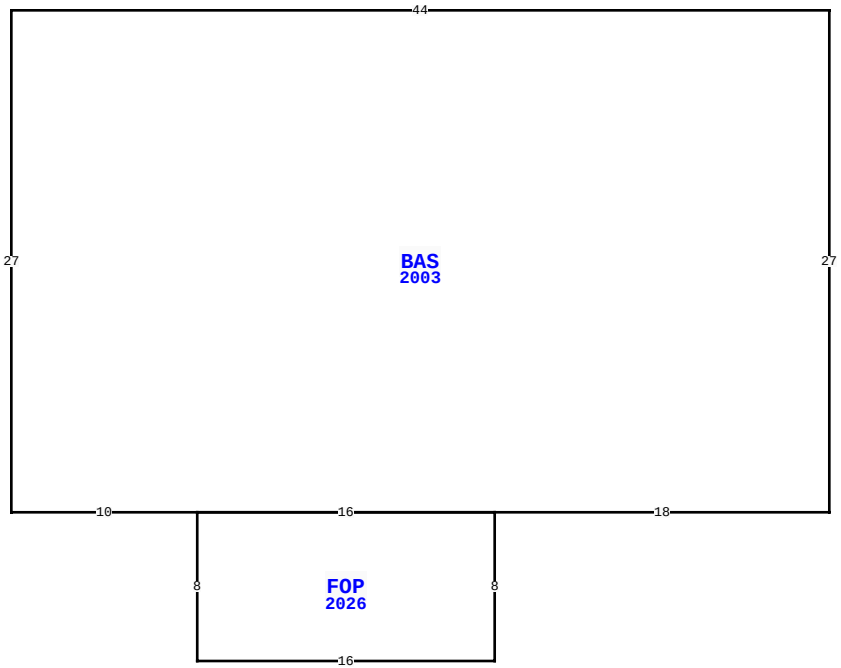
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2003	1,188	55,325
FOP	128	30	2026	38	1,770
TOTALS	1,316			1,226	57,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,226	117.6000	105.84	129,760	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2026 Heated Area: 1188 HX Base Yr 2026



85521 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		57,094
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		146,700
TOTAL MARKET VALUE		203,794
SOH/AGL Deduction		0
ASSESSED VALUE		203,794
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,383
TOTAL JUST VALUE		203,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,432

RP: 12182643 & 12182645 __ 2001 KING/ NOLBILITY
DW/MH/ID:N89895(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010573	CARPORT (28X36)	33,364	09/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1058	5/01/2024	WD	Q	I	01	230,000
GRANTOR: USINA JOSEPH M & GAYL						
GRANTEE: CARTER JEDIDIAH						
1162/0495	8/14/2003	WD	U	I	11	68,800
GRANTOR: QUALITY MOBILE HOMES						
GRANTEE: USINA JOSEPH M & GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W44 S27 E10 E16 E18 N27 $
FOP=[YR=2026;ORIG=-18,27] W16 S8 E16 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		OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	90,000.00	90,000.00	146,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.63 Total Land Value: 146,700 Market: 0 Agricultural: 0 Common: 146,700 PRINTED 07/09/2026 BY SYS