LOT 7
IN OR 2042/571
WIDE ROAD ACRES PB 5/404-406

CARTER BOBBY & FRANCES
85515 NORTH HARTS RD
YULEE, FL 32097

2026

42-2N-27-4487-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

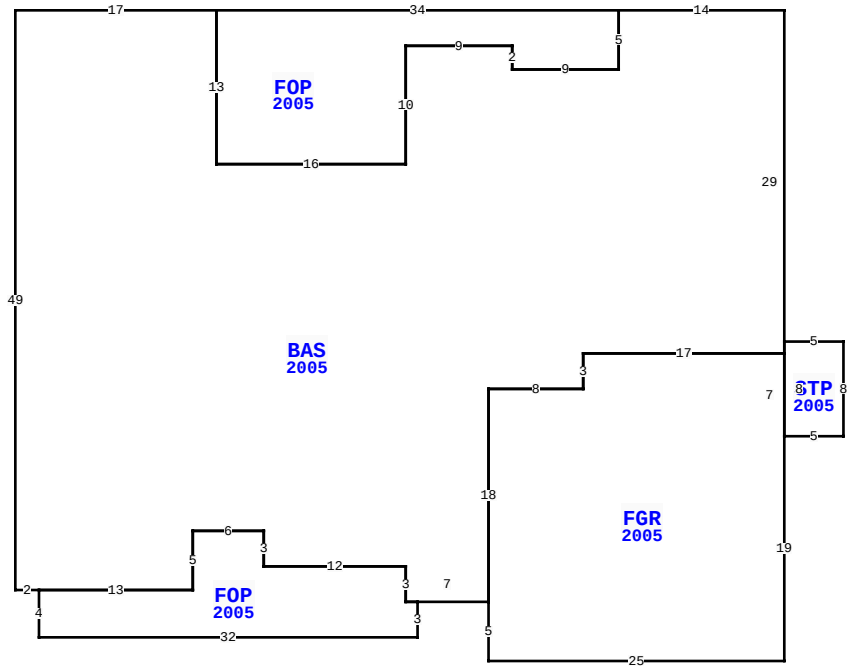
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,382	100	2005	2,382	324,914
FGR	626	55	2005	344	46,923
FOP	181	30	2005	54	7,366
FOP	280	30	2005	84	11,458
STP	40	10	2005	4	545
TOTALS	3,509			2,868	391,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,868	109.0353	151.56	434,674	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2022 Heated Area: 2382 HX Base Yr



85515 NORTH HARTS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		445,951
TOTAL MARKET OB/XF VALUE		63,427
TOTAL LAND VALUE - MARKET		169,200
TOTAL MARKET VALUE		678,578
SOH/AGL Deduction		126,353
ASSESSED VALUE		552,225
TOTAL EXEMPTION VALUE	13	552,225
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		678,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,399

SFR IS ICF CONSTRUCTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700472	GARAGE	37,489	01/24/2017
B17922	SCRN RM	10,000	10/31/2006
B17632	SWIM POOL	31,000	04/01/2006
B0413994	NEW CONSTR	180,249	01/12/2006
R046846	REPAIR/RRF	6,000	11/01/2004
B9905540	TEMP POLE	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2042/0571	4/25/2016	WD	Q	I	01	340,000
GRANTOR: SIMPSON CHARLIE & GLE						
GRANTEE: CARTER BOBBY & FRAN						
1259/1606	9/16/2004	WD	Q	V		63,500
GRANTOR: USINA JOSEPH M & GAYL						
GRANTEE: SIMPSON CHARLIE & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] W34 S13 E16 N10 E9 S2 E9 N5$ S5 W9 N2 W9 S10 W16 N13 W17 S49 E2 FOP=[YR=2005] S4 E32 N3 W1 N3 W12 N3 W6 S5 W13$ E13 N5 E6 S3 E12 S3 E7 FGR=[YR=2005] S5 E25 N19 STP=[YR=2005] E5 N8 W5 S8$ N7 W17 S3 W8 S18$ N18 E8 N3 E17 N29$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	21	1,512	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2006	2006	05	85	51,000	
5	0911	SCRN RM A	0	100	0	0	1,132.00	SF	18.00	18.00	100	2006	2006	3	22	4,483	
7	0351	CARPORT MT	0	100	50	12	600.00	SF	10.00	10.00	100	2024	2020		82	4,920	
8	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2024	2005		21	1,512	

LAND DESCRIPTION

TOTAL OB/XF 63,427

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	1.88	AC		1.00	1.00	1.00	90,000.00	90,000.00	169,200							

REVIEW DATE 04/09/2024 BY KWA Total Acres: 1.88 Total Land Value: 169,200 Market: 0 Agricultural: 0 Common: 169,200 PRINTED 07/09/2026 BY SYS

LOT 7
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YULEE, FL 32097

2026

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BUILDING CHARACTERISTICS

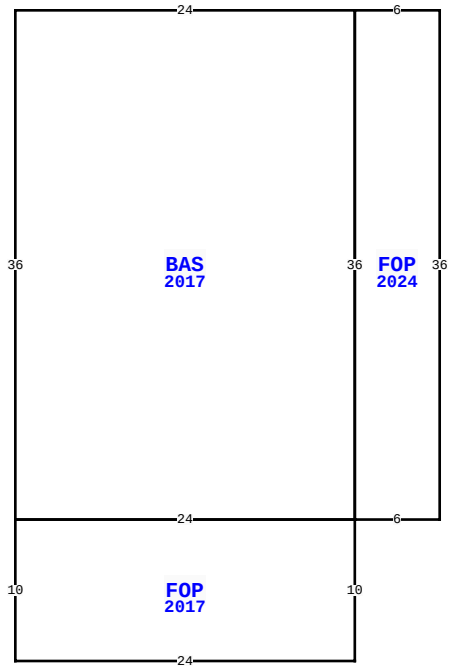
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	864	100	2017	864	17,575
FOP	240	30	2017	72	1,465
FOP	216	30	2024	65	1,322
TOTALS	1,320			1,001	20,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,001	56.7000	22.11	22,132	2017	2017	0	0	0	8.00	92.00

2 GARAGE RES 100% - 2022 Heated Area: 864 HX Base Yr



85515 NORTH HARTS RD, YULEE

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XF DATE		LAND DATE	05/08/2026 MLU
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

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TOTAL MARKET VALUE		678,578
SOH/AGL Deduction		126,353
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TOTAL EXEMPTION VALUE	13	552,225
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		678,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/0571	4/25/2016	WD	Q	I	01	340,000
GRANTOR: SIMPSON CHARLIE & GLE						
GRANTEE: CARTER BOBBY & FRAN						
1259/1606	9/16/2004	WD	Q	V		63,500
GRANTOR: USINA JOSEPH M & GAYL						
GRANTEE: SIMPSON CHARLIE & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2017=[ORIG=0,0] W24 S36 E24 N36 $
FOP=[YR=2017;ORIG=-24,36] S10 E24 N10 W24 $
FOP=[YR=2024;ORIG=0,0] E6 S36 W6 N36 $
.

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

REVIEW DATE 04/09/2024 BY KWA Total Acres: 1.88 Total Land Value: 169,200 Market: 0 Agricultural: 0 Common: 169,200 PRINTED 07/09/2026 BY SYS

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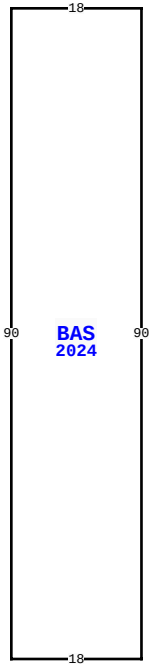
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2024	1,620	34,383
TOTALS	1,620			1,620	34,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,620	56.1000	21.88	35,446	2022	2022	0	0	0	3.00	97.00

3 GARAGE RES 100% - 2024 Heated Area: 1620 HX Base Yr



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1259/1606	9/16/2004	WD	Q	V		63,500
GRANTOR: USINA JOSEPH M & GAYL						
GRANTEE: SIMPSON CHARLIE & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-20] E18 S90 W18 N90 $
.

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

REVIEW DATE 04/09/2024 BY KWA Total Acres: 1.88 Total Land Value: 169,200 Market: 0 Agricultural: 0 Common: 169,200 PRINTED 07/09/2026 BY SYS