LOT 10
OR 745/1564 FLHML2F82013996A
FLHML2F82013996B &

FLEISCHER DOROTHY D & MARK L
85489 NORTH HARTS ROAD
YULEE, FL 32097

**2026**

**42-2N-27-4487-0010-0000**

## 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 | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| 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 |

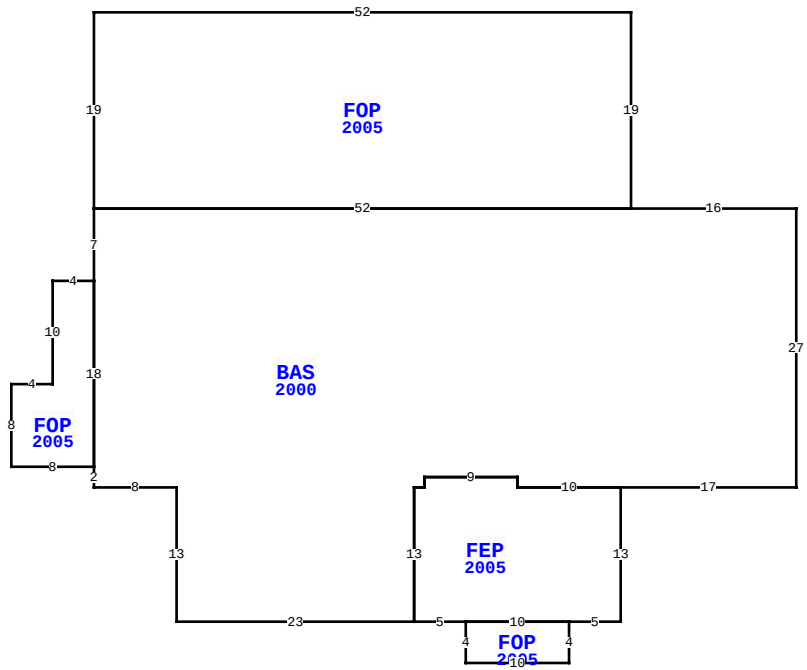
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,126 | 100 | 2000 | 2,126 | 111,957 |
| FEP | 269 | 85 | 2005 | 229 | 12,059 |
| FOP | 40 | 30 | 2005 | 12 | 632 |
| FOP | 104 | 30 | 2005 | 31 | 1,633 |
| FOP | 988 | 30 | 2005 | 296 | 15,588 |
| TOTALS | 3,527 | | | 2,694 | 141,868 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,694 | 127.2000 | 114.48 | 308,409 | 1996 | 2002 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ 100% - 2001 Heated Area: 2355 HX Base Yr 2001




85489 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 | | 215,788 |
| TOTAL MARKET OB/XF VALUE | | 49,811 |
| TOTAL LAND VALUE - MARKET | | 236,700 |
| TOTAL MARKET VALUE | | 502,299 |
| SOH/AGL Deduction | | 266,385 |
| ASSESSED VALUE | | 235,914 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 184,503 |
| TOTAL JUST VALUE | | 502,299 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 478,508 |

TW/MH ID: FLHML2F82013996(A/B/C) TITLE: 66298047 &

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 963171 | XFOB | 20,400 | 08/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0745/1564 | 12/06/1995 | WD | Q | V | | 21,700 |

GRANTOR: HIGGINBOTHAM MARVIN E
GRANTEE: FLEISCHER DOROTHY D

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W16 W52 S7 S18 S2 E8 S13 E23 N13 E1 N1 E9 S1 E10 E17 N27 $
FOP=[YR=2005;ORIG=-16,0] N19 W52 S19 E52 $
FEP=[YR=2005;ORIG=-37,40] E5 E10 E5 N13 W10 N1 W9 S1 W1 S13 $
FOP=[YR=2005;ORIG=-68,7] W4 S10 W4 S8 E8 N18 $
FOP=[YR=2005;ORIG=-32,40] S4 E10 N4 W10 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 1996 | 1996 | 3 | 20 | 1,728 | |
| 3 | 1076 | TRELLIS A | 0 | 100 | 14 | 14 | 196.00 | SF | 7.50 | 7.50 | 100 | 1997 | 1997 | 3 | 90 | 1,323 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 76 | 2,660 | |
| 7 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 40,000.00 | 40,000.00 | 100 | 2024 | 2012 | 03 | 90 | 36,000 | |
| 9 | 0351 | CARPORT MT | 0 | 100 | 50 | 18 | 900.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2022 | | 90 | 8,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 49,811

| 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 | 2.63 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 236,700 | | | | | | | |

REVIEW DATE 04/09/2024 BY KWA Total Acres: 2.63 Total Land Value: 236,700 Market: 0 Agricultural: 0 Common: 236,700 PRINTED 07/09/2026 BY SYS

LOT 10
OR 745/1564 FLHML2F82013996A
FLHML2F82013996B &

**FLEISCHER DOROTHY D & MARK L**
85489 NORTH HARTS ROAD
YULEE, FL 32097

**2026**

**42-2N-27-4487-0010-0000**

## 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 | 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 | 06 | Quality Level 06 |

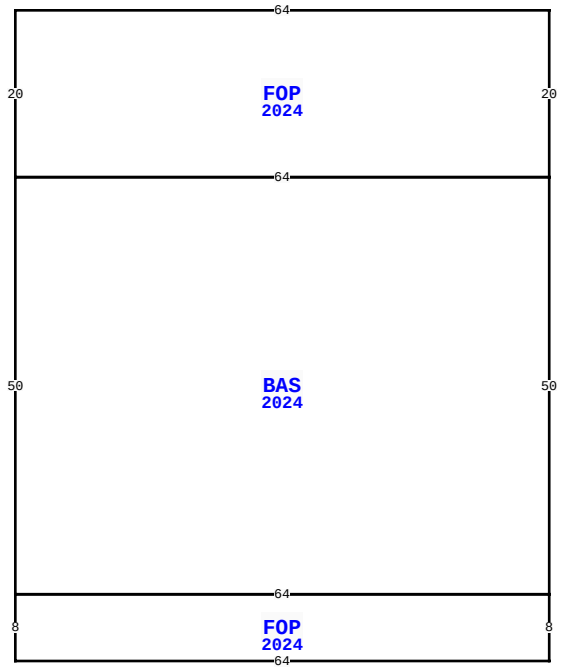
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,200 | 100 | 2024 | 3,200 | 32,288 |
| FOP | 512 | 30 | 2024 | 154 | 1,554 |
| FOP | 1,280 | 30 | 2024 | 384 | 3,875 |
| TOTALS | 4,992 | | | 3,738 | 37,716 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 3,738 | 51.7500 | 20.18 | 75,433 | 1996 | 1996 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES 100% - 2001 Heated Area: 3200 HX Base Yr 2001




85489 NORTH HARTS RD, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 215,788 |
| TOTAL MARKET OB/XF VALUE | | 49,811 |
| TOTAL LAND VALUE - MARKET | | 236,700 |
| TOTAL MARKET VALUE | | 502,299 |
| SOH/AGL Deduction | | 266,385 |
| ASSESSED VALUE | | 235,914 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 184,503 |
| TOTAL JUST VALUE | | 502,299 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 478,508 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0745/1564 | 12/06/1995 | WD | Q | V | | 21,700 |

GRANTOR: HIGGINBOTHAM MARVIN E
GRANTEE: FLEISCHER DOROTHY D

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,0] E64 S50 W64 N50 $
FOP=[YR=2024;ORIG=20,50] E64 S8 W64 N8 $
FOP=[YR=2024;ORIG=20,0] E64 N20 W64 S20 $
.

## 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 04/09/2024 BY KWA Total Acres: 2.63 Total Land Value: 236,700 Market: 0 Agricultural: 0 Common: 236,700 PRINTED 07/09/2026 BY SYS

LOT 10
OR 745/1564 FLHML2F82013996A
FLHML2F82013996B &

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YULEE, FL 32097

**2026**

**42-2N-27-4487-0010-0000**

## BUILDING CHARACTERISTICS

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| 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 | 06 | Quality Level 06 |

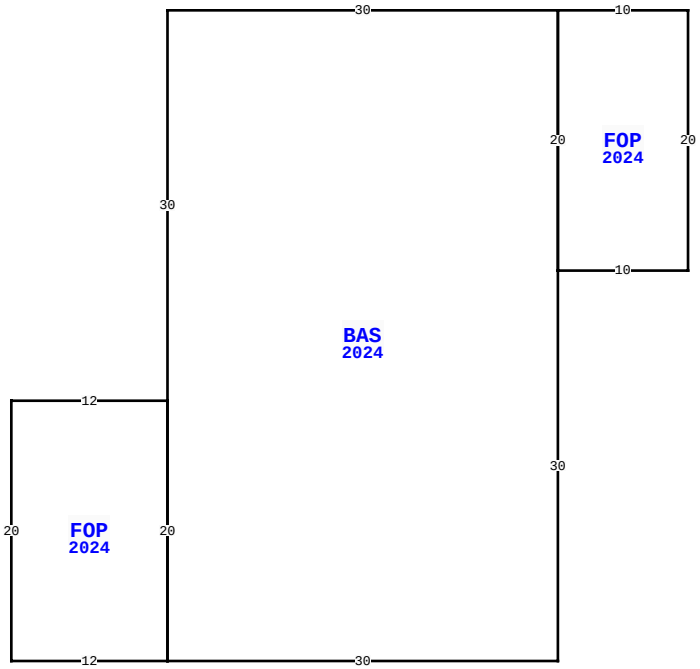
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,500 | 100 | 2024 | 1,500 | 33,276 |
| FOP | 200 | 30 | 2024 | 60 | 1,331 |
| FOP | 240 | 30 | 2024 | 72 | 1,598 |
| TOTALS | 1,940 | | | 1,632 | 36,204 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,632 | 58.6500 | 22.87 | 37,324 | 2022 | 2022 | 0 | 0 | 0 | 3.00 | 97.00 |

3 GARAGE RES 100% - 2024 Heated Area: 1500 HX Base Yr 2001




85489 NORTH HARTS RD, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 215,788 |
| TOTAL MARKET OB/XF VALUE | | 49,811 |
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| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 478,508 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0745/1564 | 12/06/1995 | WD | Q | V | | 21,700 |

GRANTOR: HIGGINBOTHAM MARVIN E
GRANTEE: FLEISCHER DOROTHY D

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-20,-20] E30 S20 S30 W30 N20 N30 $
FOP=[YR=2024;ORIG=10,-20] E10 S20 W10 N20 $
FOP=[YR=2024;ORIG=-20,30] W12 N20 E12 S20 $
.

## 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 04/09/2024 BY KWA Total Acres: 2.63 Total Land Value: 236,700 Market: 0 Agricultural: 0 Common: 236,700 PRINTED 07/09/2026 BY SYS