LOT 24 GENA 2004 DW/MH
IN OR 1230/557
WIDE ROAD ACRES PB 5/404-406

CONKLIN DARLENE K
85417 NORTH HARTS RD
YULEE, FL 32097

2026

42-2N-27-4487-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

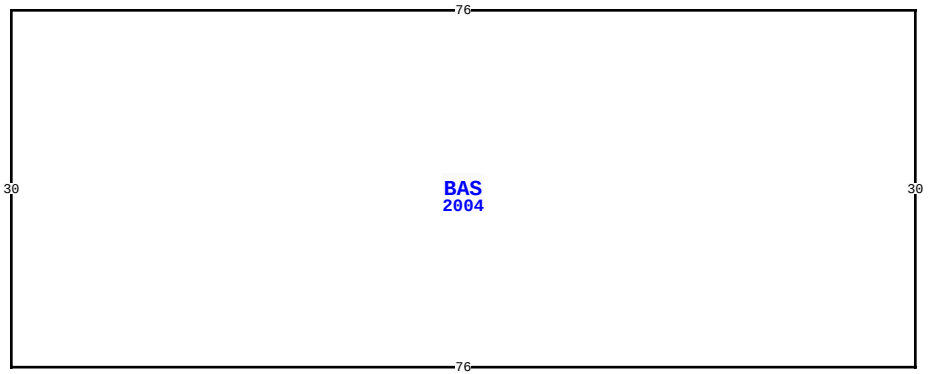
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2004	2,280	120,247
TOTALS	2,280			2,280	120,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	105.48	240,494	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2005 Heated Area: 2280 HX Base Yr 2005



85417 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		120,247
TOTAL MARKET OB/XF VALUE		10,289
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		229,536
SOH/AGL Deduction		102,775
ASSESSED VALUE		126,761
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		70,350
TOTAL JUST VALUE		229,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230000000	22X25 CARPORT		09/01/2023
B24537	XFOB	11,249	03/01/2011
MH044358	MH MOVE-ON	0	04/01/2004
MH992537	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/0557	5/13/2004	WD	Q	I	01	100
GRANTOR: CONKLIN WM G & DARLEN						
GRANTEE: CONKLIN WM G & DARL						
1189/1274	11/19/2003	WD	Q	I		45,000
GRANTOR: CLAXTON KENNETH W						
GRANTEE: CONKLIN WM G & DARL						

BUILDING NOTES

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	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2004	2004	3	20	400	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
6	0752	USP	0	100	21	10	210.00	SF	15.00	15.00	100	2011	2011	3	56	1,764	
8	0351	CARPORT MT	0	100	25	22	550.00	SF	10.00	10.00	100	2024	2023		93	5,115	

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,289

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	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	90,000.00	90,000.00	99,000							

REVIEW DATE 02/21/2024 BY WW Total Acres: 1.10 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 07/09/2026 BY SYS