LOT 32 (EX S-1)
IN OR 2820/1479
ESMT IN OR 756/1345

KASSER DONOVAN/MAYER CIERRA
85488 NORTH HARTS RD
YULEE, FL 32097

2026

42-2N-27-4487-0032-0000

BUILDING CHARACTERISTICS

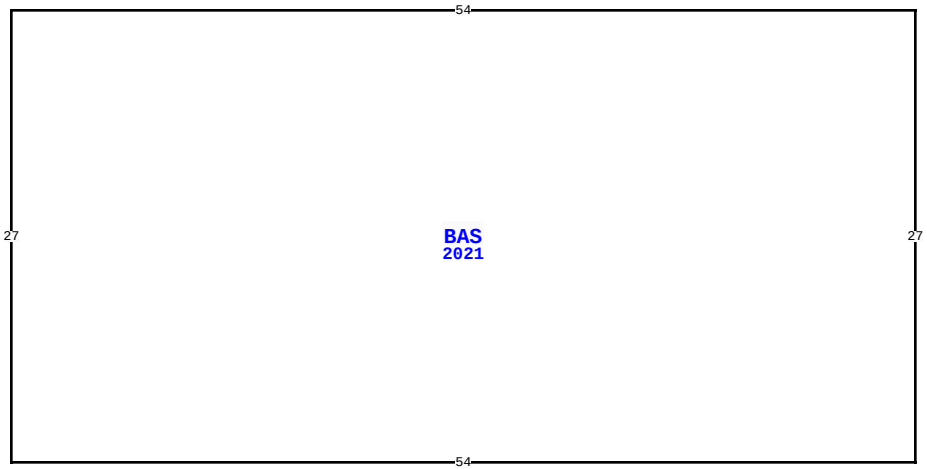
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,458	100	2021	1,458	111,692
TOTALS	1,458			1,458	111,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	116.6000	104.94	153,003	2020	2020	20	0	0	7.00	73.00

3 M/H 94+ 100% - 2026 Heated Area: 1458 HX Base Yr 2026



85488 NORTH HARTS RD, YULEE

BLD DATE	02/16/2011 KK	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		111,692
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		108,720
TOTAL MARKET VALUE		220,412
SOH/AGL Deduction		0
ASSESSED VALUE		220,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,001
TOTAL JUST VALUE		220,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,351

VIN: FLTHLCT2839G3808(A/B) _- TITLE:142910872 & 14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006027	CO ISSUED	0	05/12/2021
21003533	MH MOVE-ON	0	03/23/2021
21003532	DEMOLITION	0	03/23/2021
MH5121	CO ISSUED	0	09/17/2008
P13445	OTHER	0	09/01/2008
M14104	MECH OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2820/1479	10/01/2025	WD	Q	I	01	225,000
GRANTOR: PETERSON KIMBERLY A						
GRANTEE: KASSER DONOVAN						
2691/663	1/22/2024	QC	U	I	11	57,500
GRANTOR: PETERSON CLAYTON R						
GRANTEE: PETERSON KIMBERLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W54 S27 E54 N27$.

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
1	000100	C	RES	100		OR	0.00	0.00	1.51	AC		1.00	1.00	0.80	90,000.00	72,000.00	108,720							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.51 Total Land Value: 108,720 Market: 0 Agricultural: 0 Common: 108,720 PRINTED 07/09/2026 BY SYS