PT OF LOT 32 (S-1)
IN OR 2676/843
WIDE ROAD ACRES PB 5/404-406

MOSLEY COURTNEY M
85480 NORTH HARTS ROAD
YULEE, FL 32097

2026

42-2N-27-4487-0032-0010

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 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

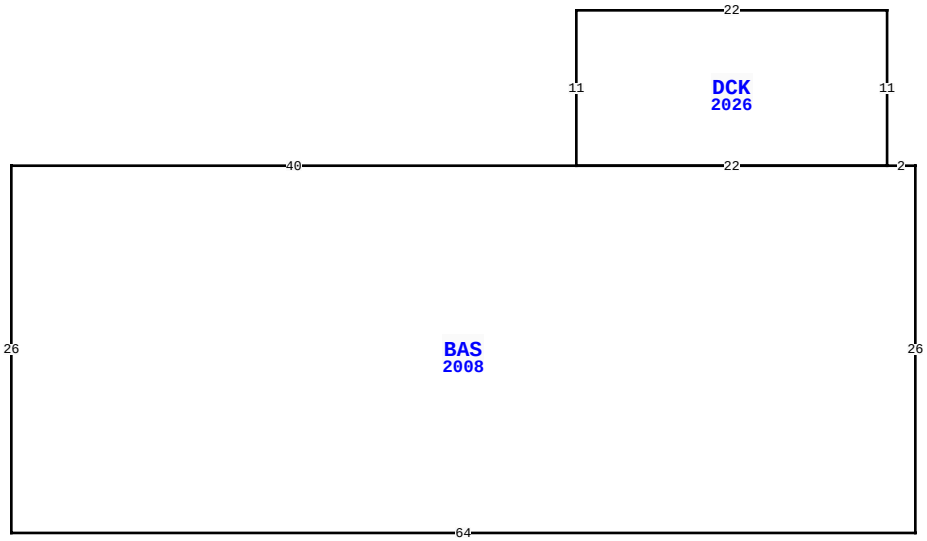
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2008	1,664	101,801
DCK	242	15	2026	36	2,202
TOTALS	1,906			1,700	104,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,700	117.2000	105.48	179,316	2008	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2011 Heated Area: 1664 HX Base Yr 2011



85480 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	104,003
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	91,440
TOTAL MARKET VALUE	195,443
SOH/AGL Deduction	87,095
ASSESSED VALUE	108,348
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	56,937
TOTAL JUST VALUE	195,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,314

DW/MH/ID: SBHGA1010803172(A/B) __ TITLE: 101646915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/843	10/30/2023	QC	U	I	11	100
GRANTOR: PETERSON KIMBERLY A						
GRANTEE: MOSLEY COURTNEY M						
1924/1372	6/27/2014	WD	U	I	11	100
GRANTOR: ARMSTRONG JOHN F JR &						
GRANTEE: PETERSON KIMBERLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W2 W22 W40 S26 E64 N26 $
DCK=[YR=2026;ORIG=-24,-11] E22 S11 W22 N11 $
.

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	1.27	AC		1.00	1.00	0.80	90,000.00	72,000.00	91,440							

REVIEW DATE 01/31/2023 BY NWA Total Acres: 1.27 Total Land Value: 91,440 Market: 0 Agricultural: 0 Common: 91,440 PRINTED 07/09/2026 BY SYS