LOT 1
WINDY OAKS SUB PB 4/101

LEE JACOB R/LEE THOMAS M JR & JANA L
85192 HARTS ROAD
YULEE, FL 32097

2026

42-2N-27-4490-0001-0000

BUILDING CHARACTERISTICS

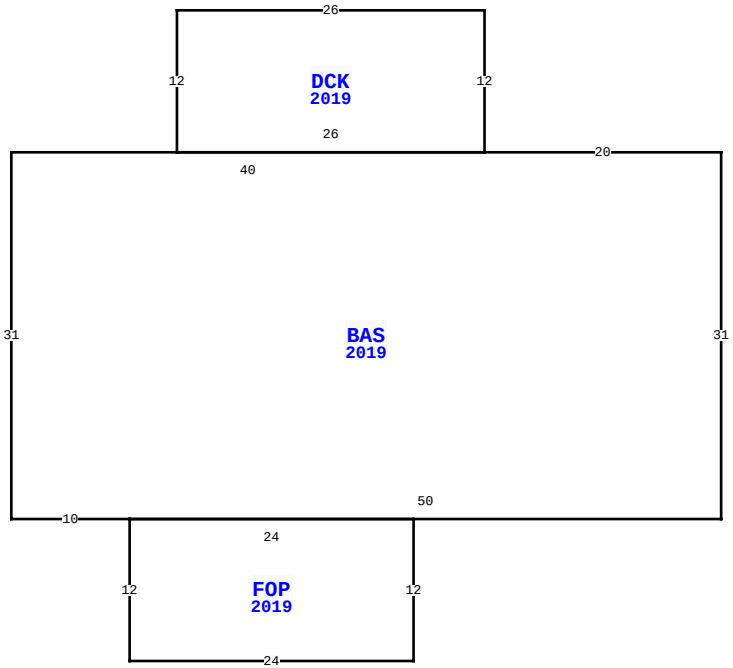
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2019	1,860	195,006
DCK	312	10	2019	31	3,250
FOP	288	30	2019	86	9,017
TOTALS	2,460			1,977	207,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,977	113.1900	107.53	212,587	2019	2019	0	0	0	2.50	97.50

1 SFR MODULR 100% - 2025 Heated Area: 1860 HX Base Yr 2025



85192 HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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		207,272
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		300,702
SOH/AGL Deduction		7,186
ASSESSED VALUE		293,516
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,105
TOTAL JUST VALUE		300,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009029	MH MOVE-ON	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1137	4/12/2024	WD	Q	I	01	325,000
GRANTOR: GOUGHNOUR ADA L & ROB						
GRANTEE: LEE JACOB R						
2210/0590	7/05/2018	WD	Q	V	01	57,500
GRANTOR: KISSUN DUSHYANTA S						
GRANTEE: GOUGHNOUR WILLIAM E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 DCK=[YR=2019] N12 W26 S12 E26$ W40 S31 E10
FOP=[YR=2019] S12 E24 N12 W24$ E50 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS