LOT 2
IN OR 2500/875
YULEE FARMS #2 R/P LOTS 7 & 8

TESTON ELLA JEAN EILEEN
95145 BARNWELL RD
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4560-0002-0000

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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

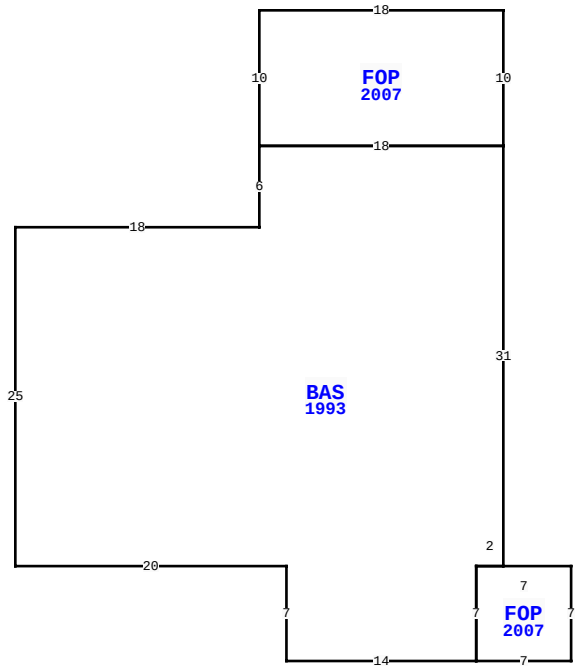
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	1993	1,106	102,736
FOP	49	30	2007	15	1,393
FOP	180	30	2007	54	5,016
TOTALS	1,335			1,175	109,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	110.2400	115.75	136,006	1960	1975	0	0	0	19.75	80.25

1 SINGLE FAM 0% - 0 Heated Area: 1106 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/11/2026 MLU
AG DATE	

85054 HARTS RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	122,540
TOTAL MARKET OB/XF VALUE	2,448
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	189,988
SOH/AGL Deduction	5,334
ASSESSED VALUE	184,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,654
TOTAL JUST VALUE	189,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970599	REPAIR/RRF	800	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0875	9/24/2021	WD	Q	I	01	158,000
GRANTOR: CARTER DEBRA ANN & JO						
GRANTEE: TESTON ELLA JEAN EI						
2098/0056	10/10/2016	QC	U	I	11	100
GRANTOR: BLOOM JACKIE R						
GRANTEE: CARTER DEBRA ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W18 S10 BAS=[YR=1993] S6 W18 S25 E20 S7 E14
FOP=[YR=2007] E7 N7 W7 S7$ N7 E2 N31 W18$ E18 N10$.

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	0940	SHEDS/PORT	0	0	0	0	156.00	SF	30.00	30.00	100	1990	1990	3	20	936	
2	0940	SHEDS/PORT	0	0	21	12	252.00	SF	30.00	30.00	100	1998	1998	3	20	1,512	

LAND DESCRIPTION

TOTAL OB/XF 2,448

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	0	0006	RM	135.00	200.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

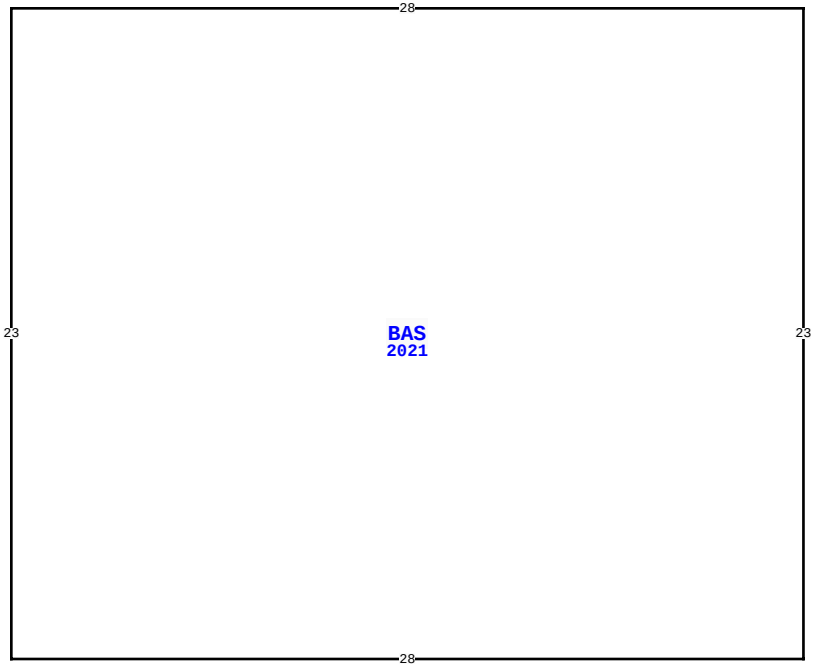
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	2021	644	13,395
TOTALS	644			644	13,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	644	93.5550	36.49	23,500	1985	2000	0	0	0	43.00	57.00

2 GARAGE RES 0% - 0 Heated Area: 644 HX Base Yr



85054 HARTS RD, YULEE

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GRANTOR: BLOOM JACKIE R						
GRANTEE: CARTER DEBRA ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W28 S23 E28 N23$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS