LOT 3 (EX ESMT IN OR 665/1179)
IN OR 2690/544
YULEE FARMS #2 R/P LOTS 7 & 8

CARTER NICHOLAS LINDSEY
85060 HARTS ROAD
YULEE, FL 32097

2026

42-2N-27-4560-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

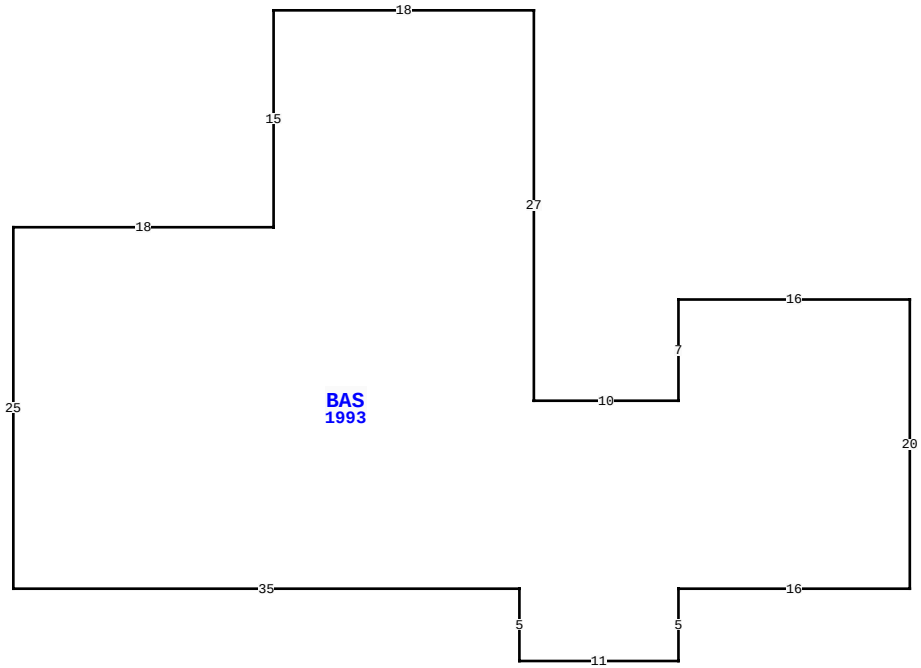
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,675	100	1993	1,675	239,688
TOTALS	1,675			1,675	239,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,675	107.8000	149.84	250,982	1956	2015	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2026 Heated Area: 1675 HX Base Yr



85060 HARTS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,057
TOTAL MARKET OB/XF VALUE		1,152
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		324,209
SOH/AGL Deduction		0
ASSESSED VALUE		324,209
TOTAL EXEMPTION VALUE	13	324,209
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		324,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970628	REPAIR/RRF	2,000	07/01/1997
7823	XFOB	14,688	02/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/544	1/22/2024	WD	Q	I	01	380,000
GRANTOR: SEVERANCE ROBERT DONE						
GRANTEE: CARTER NICHOLAS LIN						
2246/0024	10/18/2018	FJ	U	I	11	0
GRANTOR: SEVERANCE ROBERT DONE						
GRANTEE: SEVERANCE ROBERT DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S7 W10 N27 W18 S15 W18 S25 E35 S5 E11 N5 E16 N20$.

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	100	16	12	192.00	SF	30.00	30.00	100	2001	2001	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	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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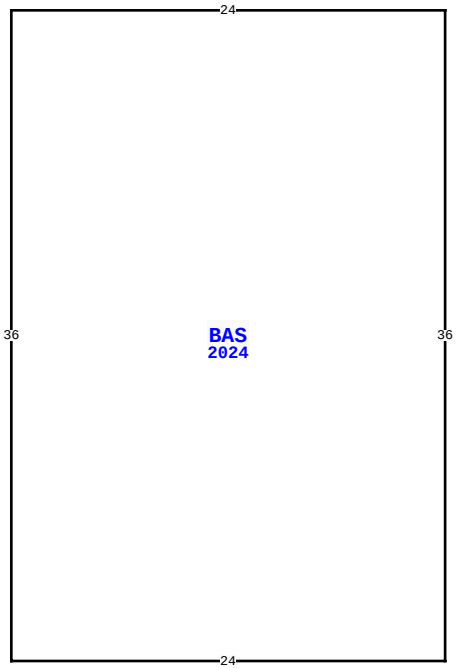
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	18,369
TOTALS	864			864	18,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	95.6340	37.30	32,227	1992	2000	0	0	0	43.00	57.00

2 GARAGE RES 100% - 2026 Heated Area: 864 HX Base Yr



85060 HARTS RD, YULEE

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TOTAL JUST VALUE		324,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/544	1/22/2024	WD	Q	I	01	380,000
GRANTOR: SEVERANCE ROBERT DONE						
GRANTEE: CARTER NICHOLAS LIN						
2246/0024	10/18/2018	FJ	U	I	11	0
GRANTOR: SEVERANCE ROBERT DONE						
GRANTEE: SEVERANCE ROBERT DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S36 W24 N36 $
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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

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