LOT 5 (EX ESMT IN OR 665/1179)
OR 214/401
YULEE FARMS #2 R/P LOTS 7 & 8

BISHOP JAMES F & IRIS H
P O BOX 483
YULEE, FL 32041-0483

2026

42-2N-27-4560-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

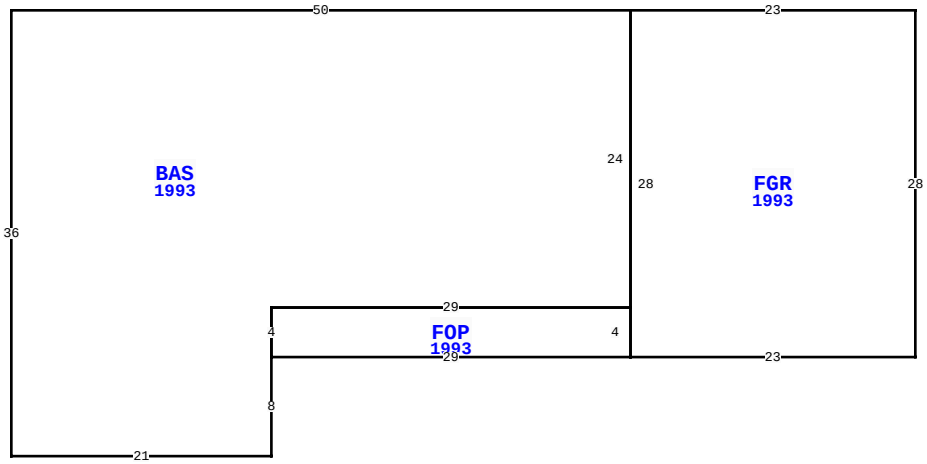
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,452	100	1993	1,452	126,732
FGR	644	55	1993	354	30,898
FOP	116	30	1993	35	3,055
TOTALS	2,212			1,841	160,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,841	125.0000	131.25	241,631	1978	1978	0	0	0	33.50	66.50

1 SINGLE FAM 100% - 0 Heated Area: 1452 HX Base Yr



85022 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		160,685
TOTAL MARKET OB/XF VALUE		6,952
TOTAL LAND VALUE - MARKET		234,000
TOTAL MARKET VALUE		401,637
SOH/AGL Deduction		248,789
ASSESSED VALUE		152,848
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,437
TOTAL JUST VALUE		401,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9029	MH MOVE-ON	17,800	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0214/0401	3/24/1976	WD	Q	V		4,000
GRANTOR: BENTON EVERETTE D & J						
GRANTEE: BISHOP JAMES F & IR						
0098/0512	2/04/1970	TA	Q	V		2,500
GRANTOR: KNOWLES ALFRED & ELLA						
GRANTEE: BENTON EVERETTE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S36 E21 N8 FOP=[YR=1993] E29 FGR=[YR=1993] E23 N28 W23S28$ N4 W29S4$ N4 E29 N24$.

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	1978	1978	3	38	1,330	
3	0940	SHEDS/PORT	0	100	0	0	256.00	SF	30.00	30.00	100	1978	1978	3	20	1,536	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152	
5	0681	POLE SHED	0	100	0	0	600.00	SF	15.00	15.00	100	1985	1985	3	20	1,800	
7	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2005	2005	3	21	1,134	

LAND DESCRIPTION

TOTAL OB/XF 6,952

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	2.60	AC		1.00	1.00	1.00	90,000.00	90,000.00	234,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.60 Total Land Value: 234,000 Market: 0 Agricultural: 0 Common: 234,000 PRINTED 07/09/2026 BY SYS