TRACT 14 2004 MERT DW/MH
IN OR 1245/116
YULEE HILLS PB 4/31

PYE STEVE L
86323 HILL VALLEY AV
YULEE, FL 32097

2023

51-3N-27-4881-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

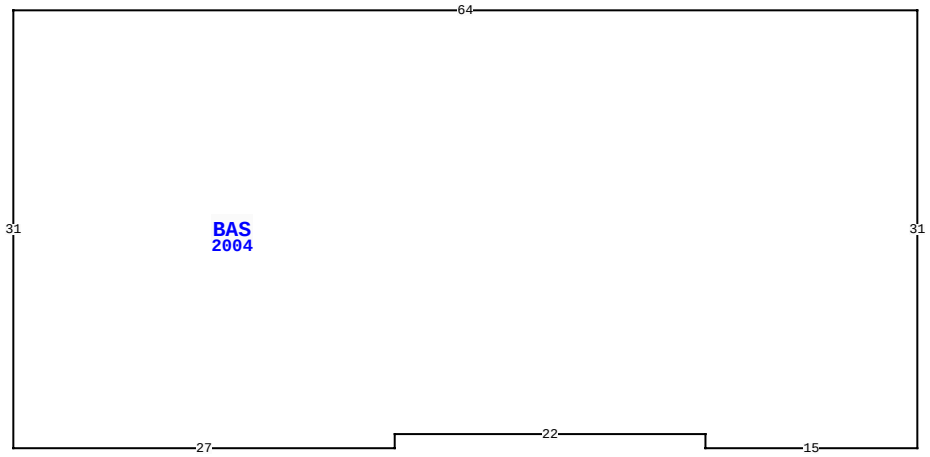
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	90,139
TOTALS	1,962		1,962	90,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,962	117.2000	82.04	160,962	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1962 HX Base Yr



86323 HILL VALLEY AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,139
TOTAL MARKET OB/XF VALUE	8,299
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	178,438
SOH/AGL Deduction	43,756
ASSESSED VALUE	134,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,682
TOTAL JUST VALUE	178,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B044437	MH MOVE-ON	0	08/01/2004
B0311678	XFOB	3,840	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1245/0116	7/13/2004	WD	U	I	06	100
GRANTOR: HARPER CURTIS & BARBA						
GRANTEE: PYE STEVE L						
0653/0902	4/01/1992	QC	U	I	10	100
GRANTOR: PYE GEORGE A						
GRANTEE: PYE STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W64 S31 E27 N1 E22 S1 E15 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
5	0200	BARN WD 0-	0	0	32	30	960.00	SF	15.00	15.00	100	2003	2003	3	36	5,184	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 8,299

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	000102	C	SFR/MH	0		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/17/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS