TRACT 19
YULEE HILLS PB 4/31

WILLIAMS DEBRA J
86177 HILL VALLEY AVE
YULEE, FL 32097

2023

51-3N-27-4881-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

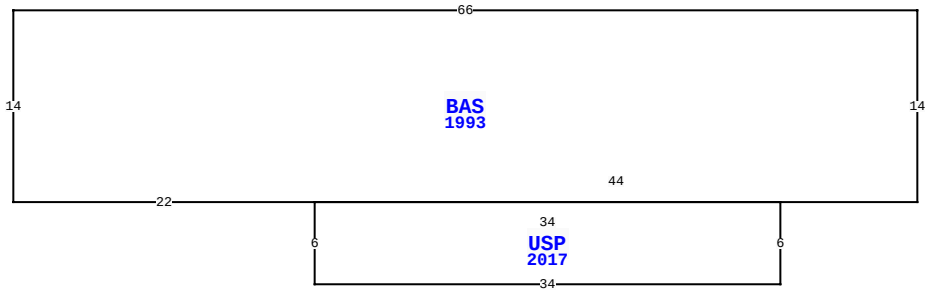
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	924	100	924	13,429
USP	204	50	102	1,482
TOTALS	1,128		1,026	14,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,026	111.8000	72.67	74,559	1987	1987	0	0	20	70.00	20.00

1 M/H 93- – 100% - 2021 Heated Area: 924 HX Base Yr 2021



86177 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		14,912
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		95,040
SOH/AGL Deduction		54,726
ASSESSED VALUE		40,314
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,314
TOTAL JUST VALUE		95,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1982	1/17/2020	WD	Q	I	01	72,000
GRANTOR: JAX LEO COMPANY INC						
GRANTEE: WILLIAMS DEBRA J						
2304/0791	9/06/2019	WD	Q	I	01	58,000
GRANTOR: MEECH KARA J						
GRANTEE: JAX LEO COMPANY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E22 USP=[YR=2017] S6 E34 N6 W34$ E44 N14 $.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	100		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/27/2018 BY KW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS