TRACT 20
IN OR 869/592
R498003 & R498004

FREEMAN KEITH ASHLEY &/SAPP CARLA KAY
86149 HILL VALLELY AVE
YULEE, FL 32097

2023

51-3N-27-4881-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	02	Quality Level 02

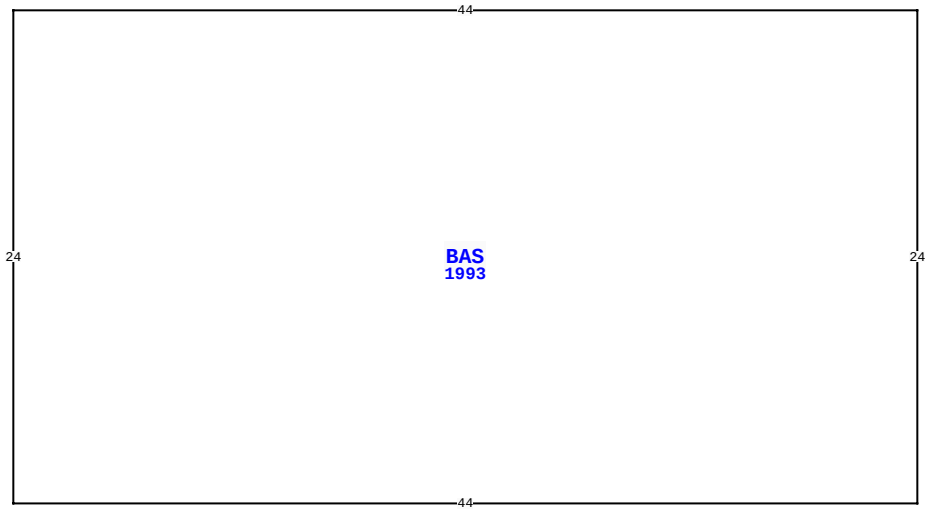
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	17,817
TOTALS	1,056		1,056	17,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	86.5200	56.24	59,389	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1056 HX Base Yr 1999



86149 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		17,817
TOTAL MARKET OB/XF VALUE		472
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		98,289
SOH/AGL Deduction		60,406
ASSESSED VALUE		37,883
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,883
TOTAL JUST VALUE		98,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7793	MH MOVE-ON	22,000	04/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0869/0592	2/24/1999	WD	U	I	07	100
GRANTOR: COONER PHILLIP & LATA						
GRANTEE: FREEMAN KEITH ASHLE						
0819/1736	1/16/1998	WD	Q	I		46,600
GRANTOR: COONER LATASHIA L & P						
GRANTEE: FREEMAN KEITH & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44 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	0751	UOP	0	100	10	20	200.00	SF	10.00	10.00	100	1990	1990	3	20	400	
2	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1996	1996	3	20	72	

LAND DESCRIPTION

TOTAL OB/XF 472

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 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