LOT 21 IN OR 1984/1877
2016 LIOH DW/MH
YULEE HILLS PB 4/31

WESTBROOK ROBERT
86123 HILL VALLEY AVE
YULEE, FL 32097

2023

51-3N-27-4881-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

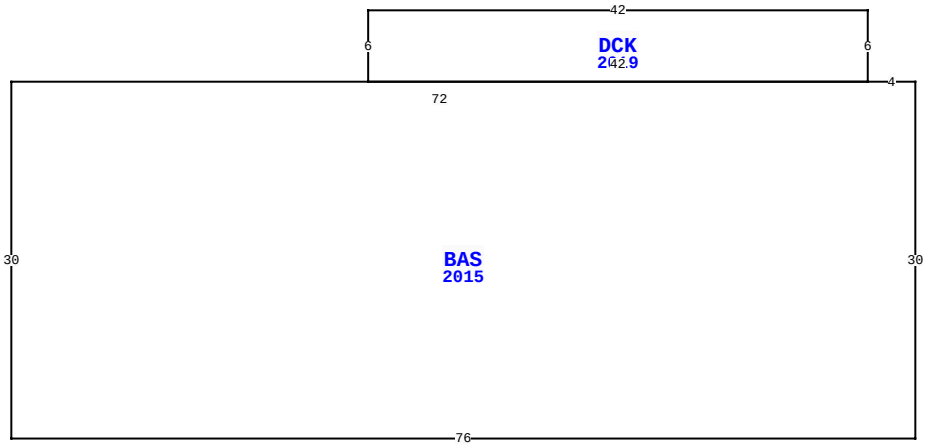
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	157,366
DCK	252	15	38	2,623
TOTALS	2,532		2,318	159,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,318	116.0000	81.20	188,222	2015	2015	0	0	0	15.00	85.00

2 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



86123 HILL VALLEY AVE, YULEE

BLD DATE	10/12/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	159,989
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	239,989
SOH/AGL Deduction	46,390
ASSESSED VALUE	193,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,599
TOTAL JUST VALUE	239,989
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5660	MH MOVE-ON	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1984/1877	5/18/2015	WD	Q	I	01	27,500
GRANTOR: W R J SALES INC						
GRANTEE: WESTBROOK ROBERT						
1970/0417	1/31/2015	QC	U	I	11	100
GRANTOR: PURINS ENTERPRISES IN						
GRANTEE: W R J SALES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W4 DCK=[YR=2019] N6 W42 S6 E42$ W72 S30 E76 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/08/2020 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS