

TRACT 27 R567615 & R567616  
IN OR 511 PG 1290  
YULEE HILLS PB 4/31

GROOVER LINDA S EST  
86088 HILL VALLEY AVENUE  
YULEE, FL 32097

2023

51-3N-27-4881-0027-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 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          |

|                  |         |                  |
|------------------|---------|------------------|
| 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       | 2,032            | 100         | 2,032        | 48,817               |
| USP       | 160              | 50          | 80           | 1,922                |
| UST       | 144              | 55          | 79           | 1,898                |
| TOTALS    | 2,336            |             | 2,191        | 52,636               |

| EXTRA FEATURES |            |             |         |   |      |        |    |          |                |
|----------------|------------|-------------|---------|---|------|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W    | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0       | 0 | 0    | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2              | 0751       | UOP         | 0       | 0 | 8 20 | 160.00 | SF | 10.00    | 10.00          |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000102   | C   | SFR/MH               | 0   |     | RM       | 153.00 | 286.00 | 1.00        |

| MARKET ADJUSTMENTS                              |     |           |             |                |                |      |      |      |      |      |        |       |  |
|-------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                            | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0820                                            | 02  | 2,191     | 123.2000    | 80.08          | 175,455        | 1987 | 1987 | 0    | 0    | 0    | 70.00  | 30.00 |  |
| 1 M/H 93- - 0% - 0 Heated Area: 2032 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                                 |     |           |             |                |                |      |      |      |      |      |        |       |  |

|                              |  |  |  |  |           |  |  |  |  |
|------------------------------|--|--|--|--|-----------|--|--|--|--|
| 86088 HILL VALLEY AVE, YULEE |  |  |  |  |           |  |  |  |  |
| BLD DATE                     |  |  |  |  | LGL DATE  |  |  |  |  |
| XF DATE                      |  |  |  |  | LAND DATE |  |  |  |  |
| INC DATE                     |  |  |  |  | AG DATE   |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 52,636    |               |
| TOTAL MARKET OB/XF VALUE  |  | 2,688     |               |
| TOTAL LAND VALUE - MARKET |  | 80,000    |               |
| TOTAL MARKET VALUE        |  | 135,324   |               |
| SOH/AGL Deduction         |  | 54,168    |               |
| ASSESSED VALUE            |  | 81,156    |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 81,156    |               |
| TOTAL JUST VALUE          |  | 135,324   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 94,272    |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0511/1290                    | 3/04/1987  | WD        | Q   | V   |        | 12,500     |  |
| GRANTOR: PENDER JERRY F      |            |           |     |     |        |            |  |
| GRANTEE: GROOVER CHARLES & L |            |           |     |     |        |            |  |
| 0439/0403                    | 11/01/1984 | WD        | Q   | V   |        | 8,800      |  |
| GRANTOR:                     |            |           |     |     |        |            |  |
| GRANTEE:                     |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UST=[YR=1993] W18 S8 BAS=[YR=1993] W23 USP=[YR=1993] N8 W20 S8 E20\$ W36 S27 E16 N1 E20 S1 E40 N27 W17\$ E18 N8\$. |  |  |  |  |  |  |  |  |  |