TRACT 28
IN OR 1677/440
1978 VOGUE/PINE DW/MH

TRUJILLO KIMBERLY BELL
86112 HILL VALLEY AVENUE
YULEE, FL 32097

2023

51-3N-27-4881-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 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

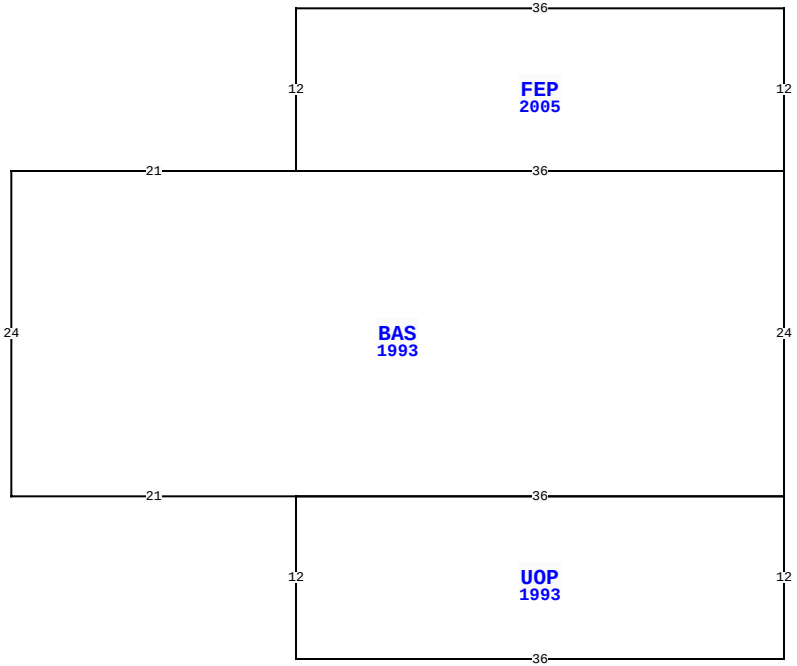
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	29,077
FEP	432	85	367	7,801
UOP	432	25	108	2,296
TOTALS	2,232		1,843	39,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,843	109.0000	70.85	130,577	1978	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1735 HX Base Yr



86112 HILL VALLEY AVE, YULEE

BLD DATE		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	39,173
TOTAL MARKET OB/XF VALUE	20,939
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	140,112
SOH/AGL Deduction	50,597
ASSESSED VALUE	89,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,515
TOTAL JUST VALUE	140,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1677/0440	4/02/2010	WD	U	I	11	100
GRANTOR: BELL GEORGE J & SUSAN						
GRANTEE: TRUJILLO KIMBERLY B						
1671/1647	4/02/2010	WD	U	I	30	60,000
GRANTOR: BELL GEORGE J & SUSAN						
GRANTEE: TRUJILLO KIMBERLY B						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2005] W36 S12 BAS=[YR=1993] W21 S24 E21 UOP=[YR=1993] S12 E36 N12 W36$ E36 N24 W36$ E36 N12$.

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
2	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	100	1980	1980	3	35	1,048	
3	0511	GARAGE CB-	0	0	24	34	816.00	SF	40.00	40.00	100	1984	1984	3	47	15,341	
5	0811	CONCRETE B	0	0	200	2	400.00	SF	5.20	5.20	100	1980	1980	3	35	728	
6	0810	CONCRETE A	0	0	22	19	418.00	SF	6.50	6.50	100	1999	1999	3	79	2,146	
7	0350	CARPORT WD	0	0	24	13	312.00	SF	13.00	13.00	100	2000	2000	3	20	811	
8	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2000	2000	3	20	288	
9	0350	CARPORT WD	0	0	6	37	222.00	SF	13.00	13.00	100	2000	2000	3	20	577	

LAND DESCRIPTION

TOTAL OB/XF 20,939

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	0006	RM	153.00	286.00	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