

TRACT 32
YULEE HILLS PB 4/31
2002 DW/MH SKYL

GROOVER RACHEL/
86242 HILL VALLEY AVENUE
YULEE, FL 32097

2023

51-3N-27-4881-0032-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

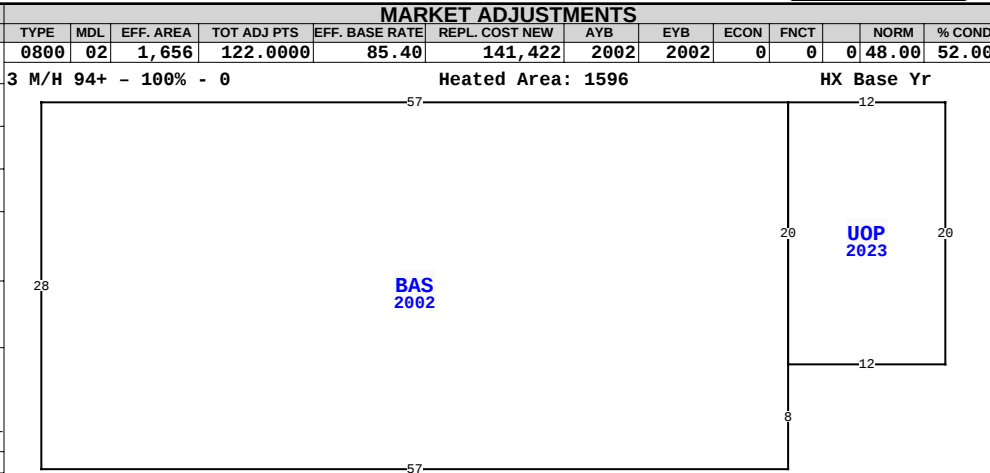
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	70,875
UOP	240	25	60	2,664
TOTALS	1,836		1,656	73,539

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
3	0511	GARAGE CB-	0 100	24	22	528.00	SF	40.00	40.00	100	1976	1976	3	28

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00

REVIEW DATE 08/23/2022 BY NWA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

86242 HILL VALLEY AVE, YULEE														
TOTAL OB/XF														
5,914														

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00

Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										73,539				
TOTAL MARKET OB/XF VALUE										5,914				
TOTAL LAND VALUE - MARKET										80,000				
TOTAL MARKET VALUE										159,453				
SOH/AGL Deduction										83,467				
ASSESSED VALUE										75,986				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										25,986				
TOTAL JUST VALUE										159,453				
NCON VALUE										2,664				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										108,176				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023769	MH MOVE-ON	0	08/01/2002
P025428	NEW CONSTR	0	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	6/18/1998	CN	Q	V		13,500	
GRANTOR: GROOVER RICHARD D SR							
GRANTEE: GROOVER RACHEL							
0507/1123	1/09/1987	WD	Q	I		22,700	
GRANTOR: EDGE WALTER & BRENDA							
GRANTEE: GROOVER RICHARD SR							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2002] W57 S28 E57 N8 UOP=[YR=2023] E12 N20 W12 S20\$ N20 \$.														

OTHER ADJUSTMENTS AND NOTES														

Common: 80,000 PRINTED 08/02/2023 BY SYS