TRACT 34
2009/HMMT/DW/MH
YULEE HILLS PB 4/31

JUST WAYNE
86286 HILL VALLEY AVE
YULEE, FL 32097

2023

51-3N-27-4881-0034-0000

BUILDING CHARACTERISTICS

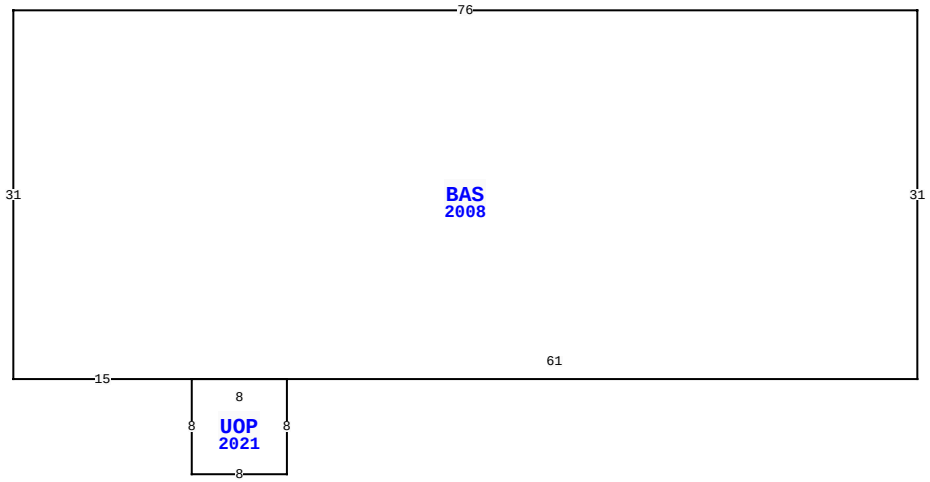
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,356	100	2,356	152,386
UOP	64	25	16	1,035
TOTALS	2,420		2,372	153,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,372	123.2000	86.24	204,561	2008	2013	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2022 Heated Area: 2356 HX Base Yr



86286 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		167,887
TOTAL MARKET OB/XF VALUE		4,050
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		251,937
SOH/AGL Deduction		0
ASSESSED VALUE		251,937
TOTAL EXEMPTION VALUE	13	251,937
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		251,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010545	ADDITION	31,878	10/30/2020
C5147	CO ISSUED	0	01/12/2009
E21459	ELEC OTHER	0	12/01/2008
M14273	MECH OTHER	0	12/01/2008
P13584	OTHER	0	12/01/2008
MH5147	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2483/1410	5/24/2021	WD	U	I	11	100
GRANTOR: JUST WAYNE						
GRANTEE: JUST WAYNE						
2328/1268	11/26/2019	SW	U	I	12	115,000
GRANTOR: SELENE FINANCE LP						
GRANTEE: JUST WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S31 E15 UOP=[YR=2021] S8 E8 N8 W8$ E61 N31$.

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	0200	BARN WD 0-	0	100	30	30	900.00	SF	15.00	15.00	100	2001	2001	3	30	4,050	

LAND DESCRIPTION

TOTAL OB/XF 4,050

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	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/10/2021 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

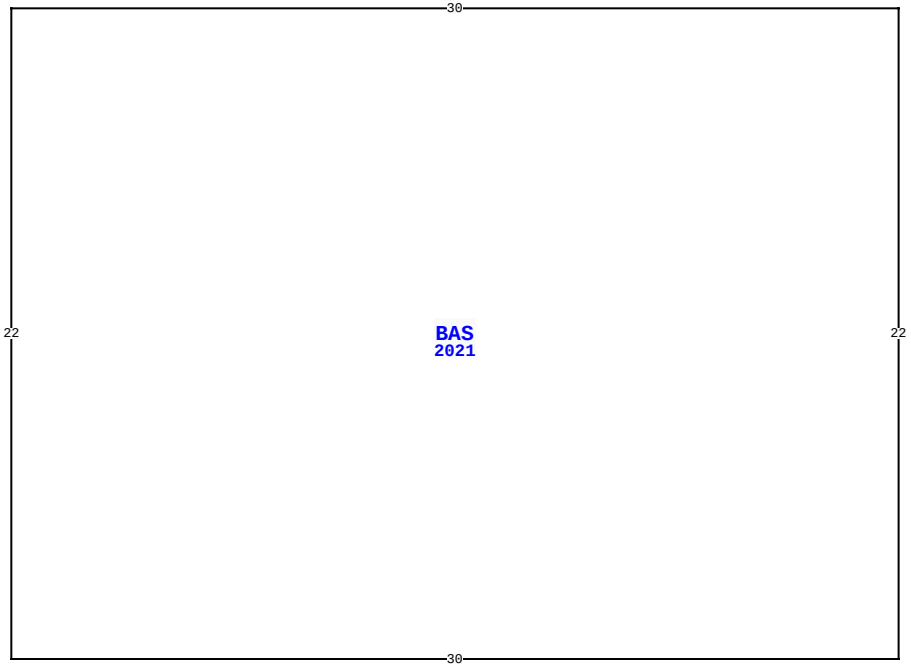
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	14,466
TOTALS	660		660	14,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	63.2500	22.14	14,612	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 660 HX Base Yr



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2328/1268	11/26/2019	SW	U	I	12	115,000
GRANTOR: SELENE FINANCE LP						
GRANTEE: JUST WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S22 E30 N22$.

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

REVIEW DATE 02/10/2021 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS