TRACT 41 IN OR 1502/988
2007 CHNC DW/MH
YULEE HILLS PB 4/31

WAGNER JULIE M &/GARRISON LARRY R
P O BOX 334
YULEE, FL 32041

2023

51-3N-27-4881-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

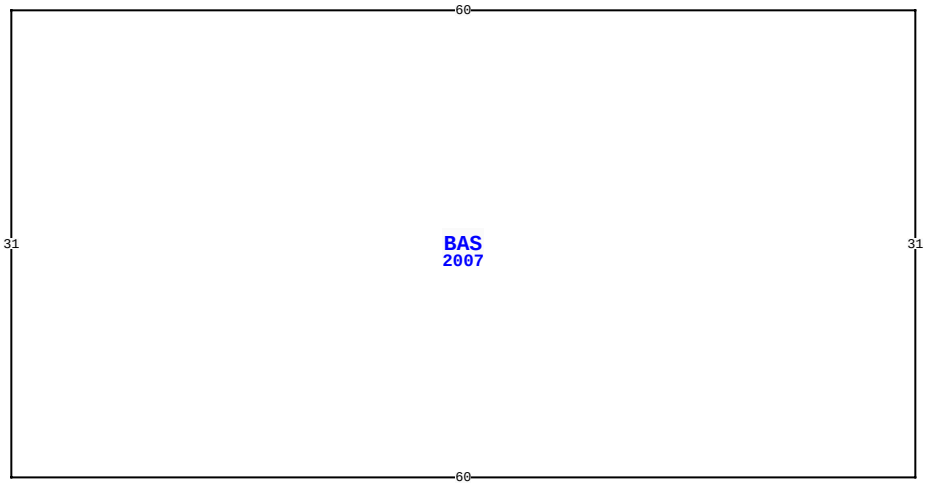
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,860	100	1,860	96,223
TOTALS	1,860		1,860	96,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	119.2000	83.44	155,198	2007	2007	0	0	0	38.00	62.00

3 M/H 94+ – 0% - 0 Heated Area: 1860 HX Base Yr



86494 HILL VALLEY AVE, YULEE

BLD DATE	02/26/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	96,223
TOTAL MARKET OB/XF VALUE	294
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	176,517
SOH/AGL Deduction	41,870
ASSESSED VALUE	134,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,647
TOTAL JUST VALUE	176,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4948	CO ISSUED	0	06/01/2007
MH4948	MH MOVE-ON	0	06/01/2007
P12459	NEW CONSTR	0	06/01/2007
E19273	ELEC OTHER	0	05/01/2007
M12939	MECH OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1502/0988	5/31/2007	WD	U	I	07	100
GRANTOR: LOZIER SUZETTE L						
GRANTEE: WAGNER JULIE M & LA						
1497/0964	5/07/2007	WD	U	I	11	60,000
GRANTOR: LOZIER SUZETTE L						
GRANTEE: WAGNER JULIE M & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S31 E60 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	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2007	2007	3	35	98	
2	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2007	2007	3	35	98	
3	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2007	2007	3	35	98	

LAND DESCRIPTION

TOTAL OB/XF 294

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		RM	153.00	276.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS