TRACT 45
IN OR 1259/1612
1989 HYAT DW/MH

STEFANKO SARA L
86482 YULEE HILLS ROAD
YULEE, FL 32097

2023

51-3N-27-4881-0045-0000

BUILDING CHARACTERISTICS

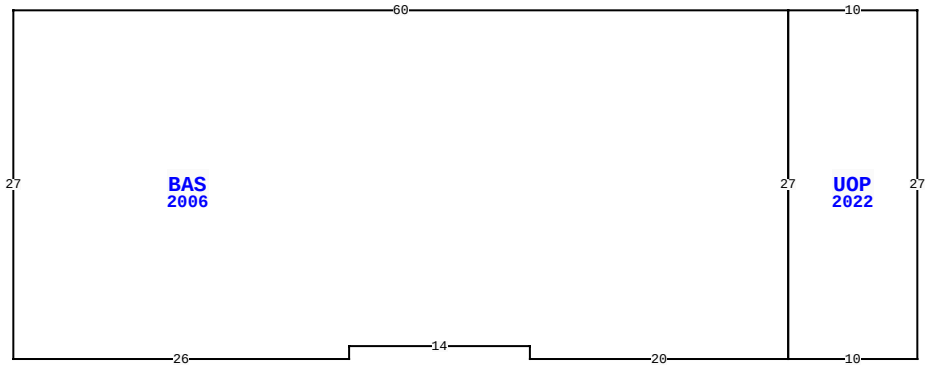
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,606	100	1,606	36,578
UOP	270	25	68	1,549
TOTALS	1,876		1,674	38,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,674	116.8000	75.92	127,090	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1606 HX Base Yr 2007



86482 YULEE HILLS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,127
TOTAL MARKET OB/XF VALUE		6,153
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		124,280
SOH/AGL Deduction		72,914
ASSESSED VALUE		51,366
TOTAL EXEMPTION VALUE	HX HB	26,366
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,280
NCON VALUE		1,549
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0408635	NEW CONSTR	0	10/01/2004
8581	MH MOVE-ON	2,000	06/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/1612	9/17/2004	WD	U	I	11	37,500
GRANTOR: GROOVER MELISSA IDA M						
GRANTEE: STEFANKO SARA L						
0876/1124	3/30/1999	WD	U	I	13	32,000
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: GROOVER MELISSA IDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S27 E26 N1 E14 S1 E20 UOP=[YR=2022] E10 N27 W10 S27$ N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0351	CARPORT MT	0	100	46	28	1,288.00	SF	5.60	5.60	100	2009	2009	3	45	3,246	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	18.30	18.30	100	2009	2009	3	45	527	

LAND DESCRIPTION

TOTAL OB/XF 6,153

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	150.00	291.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/26/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS