

TRACT 81
IN OR 1739/191
R583865 & R583866

BROWN RUBY/REIMERS HEIKE
86414 YULEE HILLS RD
YULEE, FL 32097

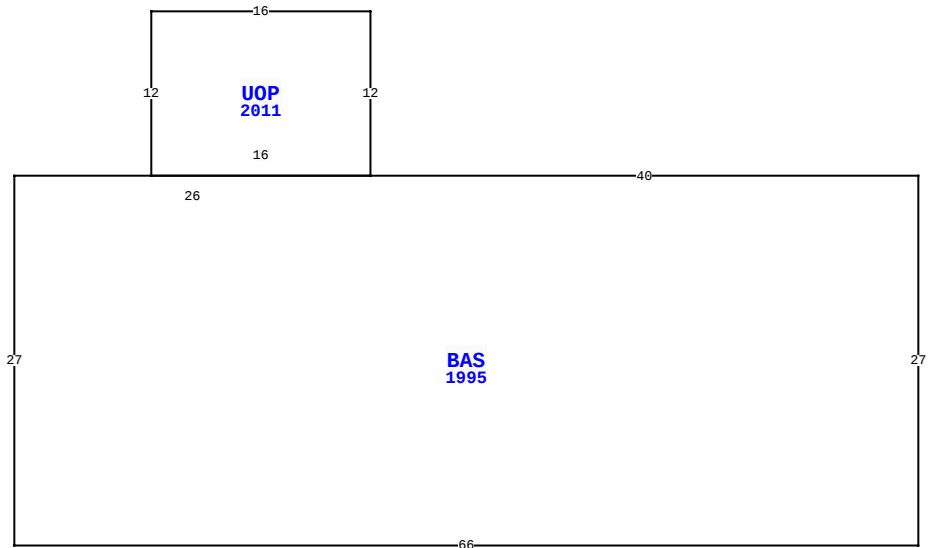
2023

51-3N-27-4881-0081-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
BAS	1,782	100
UOP	192	25
TOTALS	1,974	1,830

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,830	117.6000	82.32	150,646	1994	1999	0	0	0	54.00	46.00	
1 M/H 94+ - 100% - 2020				Heated Area: 1782				HX Base Yr 2020					



NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					69,297				
TOTAL MARKET OB/XF VALUE					96				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					149,393				
SOH/AGL Deduction					63,487				
ASSESSED VALUE					85,906				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					35,906				
TOTAL JUST VALUE					149,393				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					92,757				

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	67,479
UOP	192	25	48	1,817
TOTALS	1,974		1,830	69,297

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
1	1242	WD DECK A	0 100	8	6	48.00	SF	10.00	10.00	100	2000	2000	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000102	C	SFR/MH	100	0006	RM	150.00	291.00	1.00	AC		1.00	1.00