

PT OR 2042/242
PARCELS 4-18 & 4-19
1989 VILL SW/MH

HKT PROPERTIES LLC
86064 MARTIN LANE
YULEE, FL 32097

2024

04-2N-27-0000-0004-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,598
FOP	264	30	79	1,676
TOTALS	1,188		1,003	21,274

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
1	0940	SHEDS/PORT	0	0	17	16	272.00	SF	30.00	30.00	100	1988	1988
2	0680	POLE SHED	0	0	16	11	176.00	SF	10.00	10.00	100	1988	1988
3	0681	POLE SHED	0	0	27	11	297.00	SF	15.00	15.00	100	1988	1988
4	0680	POLE SHED	0	0	16	7	112.00	SF	10.00	10.00	100	1988	1988
5	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2008	2008
6	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2008	2008
7	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2008	2008
8	1242	WD DECK A	0	0	7	5	35.00	SF	10.00	10.00	100	2008	2008
9	1126	CB/STC 8"	0	0	0	0	32.00	SF	8.00	8.00	100	2008	2008

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	0		OR	0.00	0.00	0.89	AC		1.00	1.00
2	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	0.12	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,003	101.0000	70.70	70,912	1989	1989	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 924 HX Base Yr													
11 24 11 24 44 22 14 66													
FOP 2008													
BAS 2008													
86030 MARTIN LN, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

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
1	0940	SHEDS/PORT	0	0	17	16	272.00	SF	30.00	30.00	100	1988	1988	3	20	1,632	
2	0680	POLE SHED	0	0	16	11	176.00	SF	10.00	10.00	100	1988	1988	3	20	352	
3	0681	POLE SHED	0	0	27	11	297.00	SF	15.00	15.00	100	1988	1988	3	20	891	
4	0680	POLE SHED	0	0	16	7	112.00	SF	10.00	10.00	100	1988	1988	3	20	224	
5	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2008	2008	3	89	2,314	
6	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2008	2008	3	89	347	
7	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2008	2008	3	89	694	
8	1242	WD DECK A	0	0	7	5	35.00	SF	10.00	10.00	100	2008	2008	3	35	123	
9	1126	CB/STC 8"	0	0	0	0	32.00	SF	8.00	8.00	100	2008	2008	3	89	228	

TOTAL OB/XF													
6,805													
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	0		OR	0.00	0.00	0.89	AC		1.00	1.00
2	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	0.12	AC		1.00	1.00

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												21,274	
TOTAL MARKET OB/XF VALUE												6,805	
TOTAL LAND VALUE - MARKET												71,212	
TOTAL MARKET VALUE												99,291	
SOH/AGL Deduction												36,451	
ASSESSED VALUE												62,840	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												62,840	
TOTAL JUST VALUE												99,291	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												97,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21039	ELEC OTHER	0	07/01/2008
M13987	MECH OTHER	0	07/01/2008
P13353	OTHER	0	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2042/0242	4/26/2016	QC	U	I	11	100	
GRANTOR:MIXON RONALD W & GWEN							
GRANTEE:HKT PROPERTIES LLC							
1150/0793	7/02/2003	WD	U	V		17,500	
GRANTOR:MUSGROVE ALTON							
GRANTEE:MIXON RONALD W & GW							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2008] W22 FOP=[YR=2008] N11 W24 S11 E24\$ W44 S14 E66 N14\$.													