BLOCK 13 LOT 5
PT OR 2500/822
TOWN OF YULEE-SNOWBALL

HOPKINS MICHAEL/PIDGEON TARA
85835 HARTS RD NORTH
YULEE, FL 32097

2024

04-2N-27-4300-0013-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

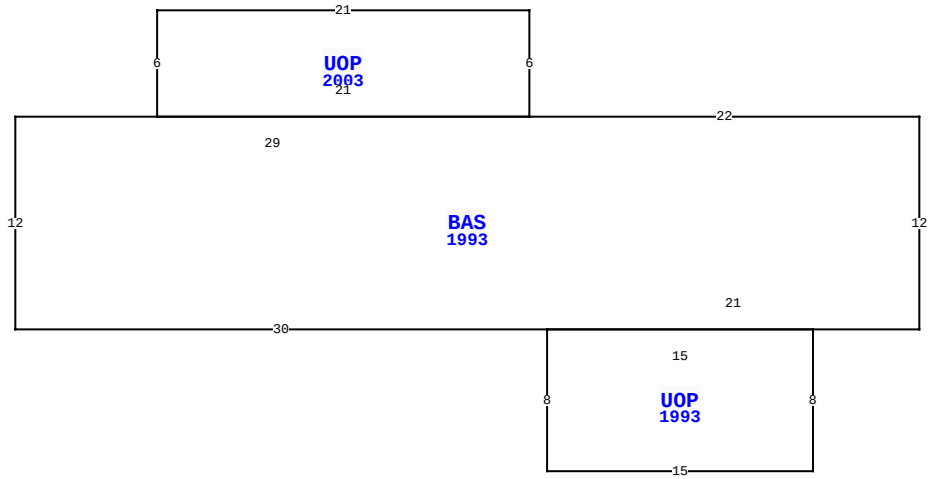
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	612	11,438
UOP	120	25	30	561
UOP	126	25	32	598
TOTALS	858		674	12,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	674	89.0000	62.30	41,990	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 612 HX Base Yr



86037 PINEVIEW DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	12,597
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	62,597
SOH/AGL Deduction	3,746
ASSESSED VALUE	58,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,851
TOTAL JUST VALUE	62,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0822	9/09/2021	QC	U	I	11	100
GRANTOR: MARTONE EDITH & MICHA						
GRANTEE: HOPKINS MICHAEL & T						
1230/0883	5/14/2004	PR	Q	I		28,500
GRANTOR: JOHNSON WALTER W ETAL						
GRANTEE: MARTONE MICHAEL W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=2003] N6 W21 S6 E21 $ W29 S12 E30
UOP=[YR=1993] S8 E15 N8 W15 $ E21 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	72.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS