PT OF LOT 2 (S-5)
IN OR 1527/1375 (EX S-16)
2000 PIOR DW/MH

HICKMAN STEVEN C & CAROL A
87413 LENTS ROAD
YULEE, FL 32097

2024

37-3N-27-4680-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

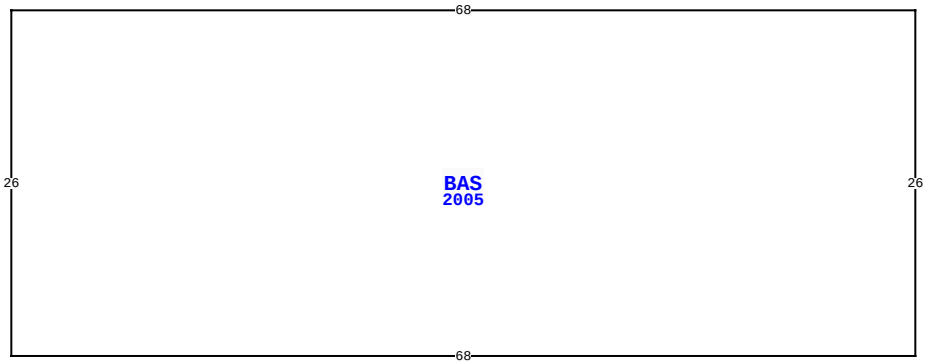
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	71,487
TOTALS	1,768		1,768	71,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,768	117.2000	87.90	155,407	2000	2000	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2009 Heated Area: 1768 HX Base Yr 2009



87413 LENTS RD, YULEE

BLD DATE	05/27/2006 M	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		71,487
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		119,680
TOTAL MARKET VALUE		191,167
SOH/AGL Deduction		116,360
ASSESSED VALUE		74,807
TOTAL EXEMPTION VALUE	HX HB	49,807
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		191,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3257	MH MOVE-ON	0	09/01/2000
B93-0246	REMODEL	36,000	05/01/1993
7868	XFOB	6,720	02/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/1375	9/28/2007	WD	Q	I		143,000
GRANTOR: CHAVEZ-TAFUR CARLOS						
GRANTEE: HICKMAN STEVEN C &						
1387/1628	2/09/2006	WD	U	I	05	86,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CHAVEZ-TAFUR CARLOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W68 S26 E68 N26$.

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.87	AC		1.00	1.00	0.80	80,000.00	64,000.00	119,680							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.87 Total Land Value: 119,680 Market: 0 Agricultural: 0 Common: 119,680 PRINTED 08/06/2024 BY SYS