

PT LOT 5 IN OR 2347/1629
ESMT IN OR 883/1498
WM DAVIS ESTATE DBK 245/475

HILL SHARON/RUIS JANET
86159 VEGAS BLVD
YULEE, FL 32097

2024

42-2N-27-4320-0005-0020



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 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 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	4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	24,349
TOTALS	1,056		1,056	24,349

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,056	109.8000	76.86	81,164	1988	1988	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1056													
HX Base Yr													
24													
BAS 1993													
24													
44													
44													

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE					24,349			
TOTAL MARKET OB/XF VALUE					0			
TOTAL LAND VALUE - MARKET					37,500			
TOTAL MARKET VALUE					61,849			
SOH/AGL Deduction					7,640			
ASSESSED VALUE					54,209			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					54,209			
TOTAL JUST VALUE					61,849			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					57,543			
LAND:1:1: ADJ FOR SIZE								
R434400 & R498351								
1988 SUNP								
PERMIT NUM			DESCRIPTION			AMT		ISSUED
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1629		3/11/2020		WD	Q	I	01	54,000
GRANTOR: HALL CHUCK								
GRANTEE: HILL SHARON & JANET								
1364/1813		11/04/2005		WD	U	I	05	15,900
GRANTOR: WELLS FARGO BANK MINN								
GRANTEE: HALL CHUCK								
BUILDING NOTES								