BLOCK 2 ALL OF LOTS 16 17 & 15
RP 624 & 625
PT OR 988/650 & OR 1523/1213

THE HICKOX FAMILY REVOC LVG TRUST/HICKOX BETTY L
86681 HESTER DR
YULEE, FL 32097

2024

42-2N-27-4400-0002-0160

BUILDING CHARACTERISTICS

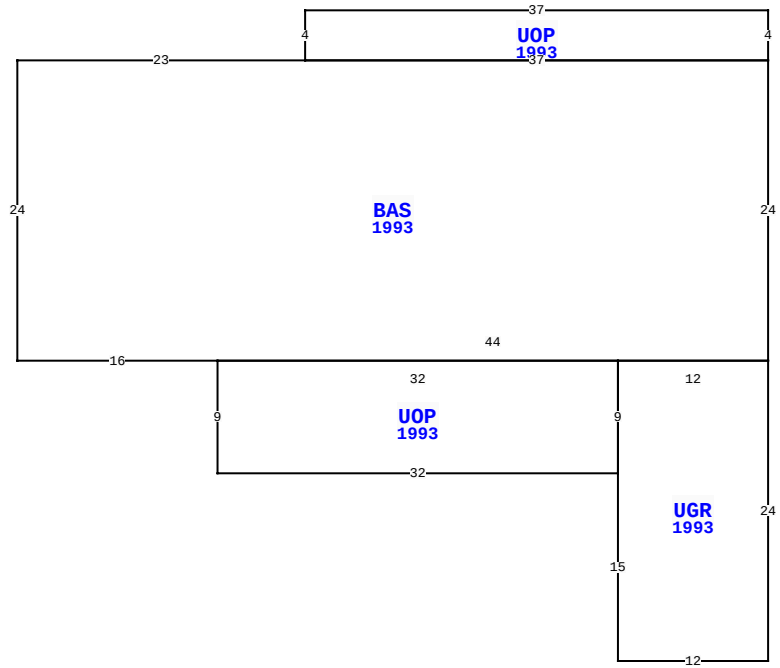
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	37,498
UGR	288	45	130	3,385
UOP	148	25	37	964
UOP	288	25	72	1,875
TOTALS	2,164		1,679	43,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,679	124.0000	86.80	145,737	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1440 HX Base Yr



86681 HESTER DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,721
TOTAL MARKET OB/XF VALUE		21,365
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		165,086
SOH/AGL Deduction		91,329
ASSESSED VALUE		73,757
TOTAL EXEMPTION VALUE	HX HB	48,757
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		165,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W37 S4 BAS=[YR=1993] W23 S24 E16 UOP=[YR=1993] S9 E32 UGR=[YR=1993] S15 E12 N24 W12 S9$ N9 W32 $ E44 N24 W37 $ E37 N4 $.

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
1	0510	GARAGE WD-	0	100	20	20	400.00	SF	23.45	23.45	100	1973	1973	3	20	1,876	
2	0510	GARAGE WD-	0	100	16	40	640.00	SF	35.00	35.00	100	1990	1990	3	20	4,480	
3	0812	CONCRETE C	0	100	0	0	2,847.00	SF	4.00	4.00	100	1996	1996	3	72	8,199	
4	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1999	1999	3	27	810	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 21,365

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	100		RSF-	2170.00	199.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	000102	C	SFR/MH	100		RSF-	2100.00	159.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/30/2020 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS