TRACT 8
IN OR 761/806
R 106432 & 106433

LHOTKA MILDRED 1993 REVOCABLE LVG TRUST/
86495 HILL VALLEY AVENUE
YULEE, FL 32097

2024

51-3N-27-4881-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

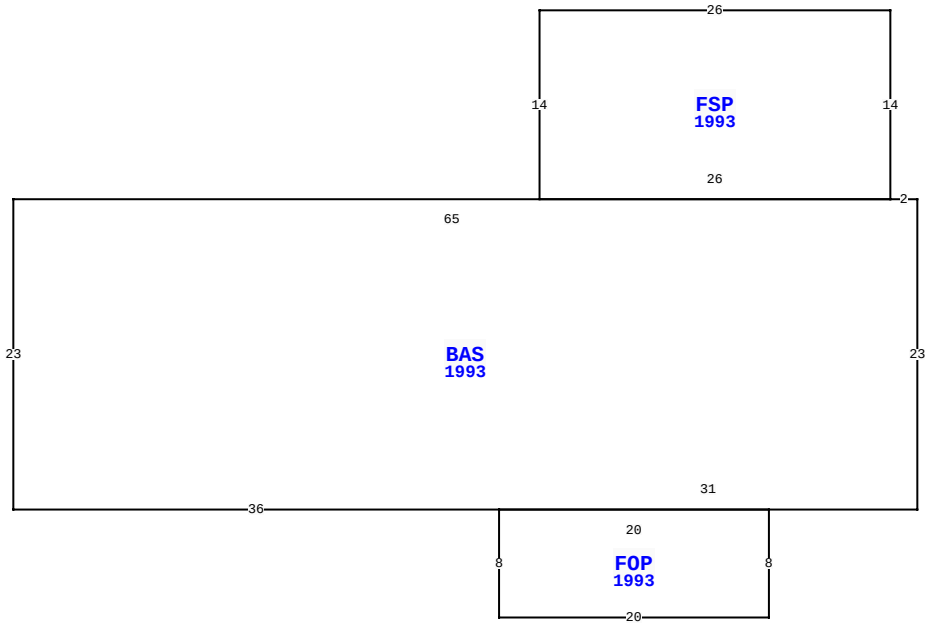
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100	1,541	32,685
FOP	160	30	48	1,018
FSP	364	60	218	4,624
TOTALS	2,065		1,807	38,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,807	101.0000	70.70	127,755	1979	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1541 HX Base Yr



86495 HILL VALLEY AVE, 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	38,326
TOTAL MARKET OB/XF VALUE	10,997
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	129,323
SOH/AGL Deduction	0
ASSESSED VALUE	129,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,323
TOTAL JUST VALUE	129,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8775	CHNGE SRVC	0	03/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0761/0806	5/30/1996	WD	Q	I		62,500
GRANTOR: MATHORP LOIS MAXINE						
GRANTEE: LHOTKA JOSEPH F & M						
0572/1122	6/20/1989	QC	U	I	07	25,000
GRANTOR: ULRICH HUBERT W						
GRANTEE: MOTHORP ROBT & LOIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N14 W26 S14 E26 $ W65 S23 E36
FOP=[YR=1993] S8 E20 N8 W20 $ E31 N23 $.

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	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	1980	1980	3	32.5	304	
2	0811	CONCRETE B	0	0	0	0	884.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,505	
3	1242	WD DECK A	0	0	8	28	224.00	SF	10.00	10.00	100	1988	1988	3	20	448	
4	0940	SHEDS/PORT	0	0	10	12	120.00	SF	20.10	20.10	100	1988	1988	3	20	482	
5	0510	GARAGE WD-	0	0	24	32	768.00	SF	35.00	35.00	100	1999	1999	3	27	7,258	

LAND DESCRIPTION

TOTAL OB/XF 10,997

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		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/17/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS