

TRACT 13
YULEE HILLS PB 4/31

TRUST 86349HVA/LAND TRST SERVICE CORP TRUSTEE
86349 HILL VALLEY AVE
YULEE, FL 32097

2024

51-3N-27-4881-0013-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0800	02	1,634	123.2000	92.40	150,982	1996	1996	0	0	65.00	35.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2006													Heated Area: 1620										HX Base Yr 2006									
Roof Cover	12	MODULAR MT 100	27 27 33 12 8 8 12 BAS 1996 DCK 2005																																
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		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	1,620	100	1,620	52,391																															
DCK	96	15	14	453																															
TOTALS			1,716	1,634	52,844																														
EXTRA FEATURES			86349 HILL VALLEY AVE, YULEE																																
L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		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																																			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/0124	9/01/2020	WD	U	I	11	100

GRANTOR: MARVEL MARY BETH

GRANTEE: TRUST 86349HVA

1318/1652	5/20/2005	WD	Q	I		98,700
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GRANTOR: MCDUFFIE BARBARA C

GRANTEE: MARVEL MARY BETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E27 DCK=[YR=2005] S8 E12 N8 W12\$ E33 N27\$.