TRACT 24 IN OR 1187/1423
YULEE HILLS PBK 4/31

ROYAL CHERI
406 SOUTH 11TH STREET
FERNANDINA BEACH, FL 32034

2024

51-3N-27-4881-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

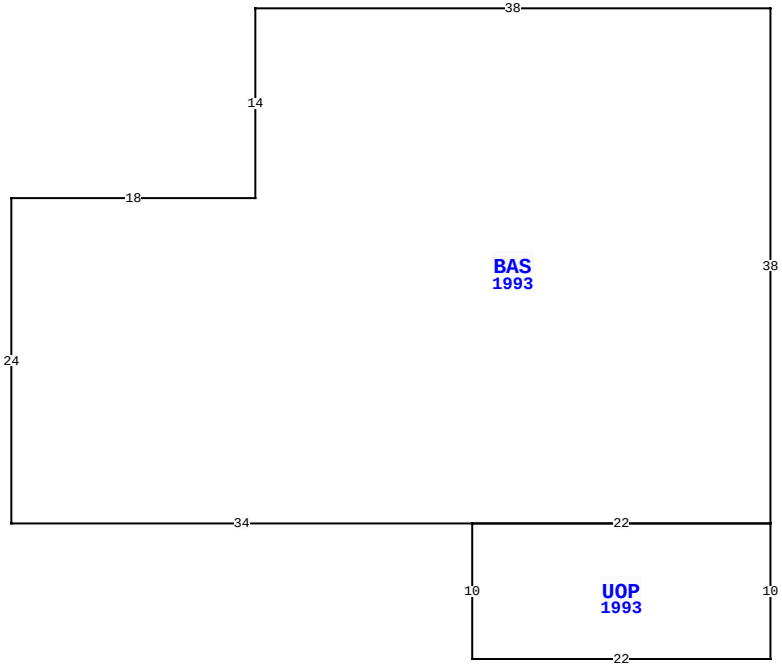
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1,876	47,433
UOP	220	25	55	1,391
TOTALS	2,096		1,931	48,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,931	120.4000	84.28	162,745	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1876 HX Base Yr



86023 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	48,824
TOTAL MARKET OB/XF VALUE	17,156
TOTAL LAND VALUE - MARKET	92,000
TOTAL MARKET VALUE	157,980
SOH/AGL Deduction	60,565
ASSESSED VALUE	97,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,415
TOTAL JUST VALUE	157,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26217	STORAGE BUILDING	15,037	08/02/2012
5605	ADDITION	17,630	03/31/1989
5665	REMODEL	250	01/24/1989
2536	H/AC	3,175	05/03/1988
4471	REPAIR/RRF	1,500	10/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/1423	11/10/2003	WD	U	I	05	30,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: ROYAL CHERI						
1182/0885	10/22/2003	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S14 W18 S24 E34 UOP=[YR=1993] S10 E22 N10 W22 $ E22 N38 $.

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	0	33	12	396.00	SF	23.45	23.45	100	2012	2012	3	68	6,315	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2006	2006	3	27	972	
3	0681	POLE SHED	0	0	28	18	504.00	SF	15.00	15.00	100	2008	2008	3	52	3,931	
4	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	2006	2006	3	27	454	
5	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2006	2006	3	27	1,555	
6	0681	POLE SHED	0	0	16	11	176.00	SF	15.00	15.00	100	2012	2012	3	68	1,795	
7	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2012	2012	3	68	1,958	
8	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	2012	2012	3	55	176	

LAND DESCRIPTION

TOTAL OB/XF 17,156

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	0.00	0.00	1.15	AC		1.00	1.00	1.00	80,000.00	80,000.00	92,000							

REVIEW DATE 08/17/2022 BY NWA Total Acres: 1.15 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 08/06/2024 BY SYS