TRACT 35 IN OR 814/745
MH/ID 10644L & 10644R
YULEE HILLS PB 4/31

MIXON DARRELL G
86326 HILL VALLEY AVE
YULEE, FL 32097

2024

51-3N-27-4881-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

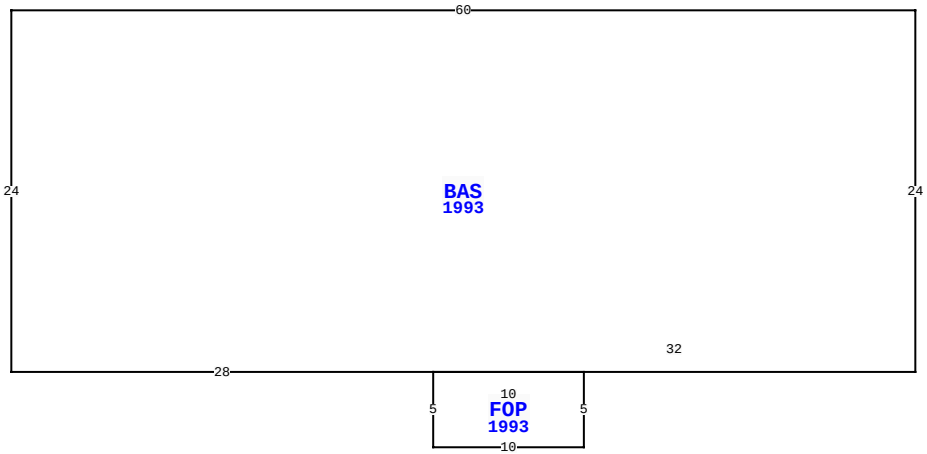
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	38,102
FOP	50	30	15	397
TOTALS	1,490		1,455	38,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,455	126.0000	88.20	128,331	1974	1974	0	0	0	70.00	30.00

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



86326 HILL VALLEY AVE, YULEE

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,499
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	118,499
SOH/AGL Deduction	42,903
ASSESSED VALUE	75,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,596
TOTAL JUST VALUE	118,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0814/0745	11/21/1997	WD	Q	I		31,000
GRANTOR: CONWAY DANIEL EDWARD						
GRANTEE: MIXON DARRELL G & J						
0385/0505	5/01/1983	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E28 FOP=[YR=1993] S5 E10 N5 W10$ E32 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/23/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS