TRACT 39
IN OR 1892/874
R235750 & R235751

PHIPPS STEVE L & CHARLENE
86434 HILL VALLEY AV
YULEE, FL 32097

2024

51-3N-27-4881-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

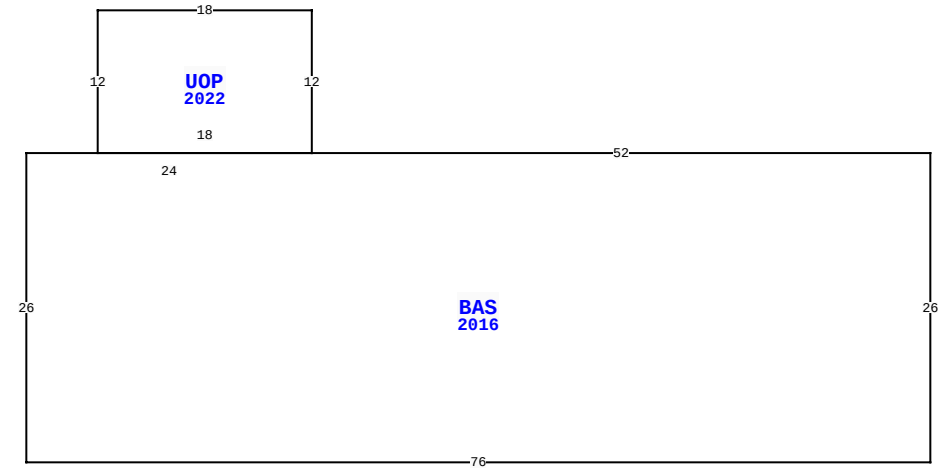
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	147,133
UOP	216	25	54	4,021
TOTALS	2,192		2,030	151,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,030	116.8000	87.60	177,828	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2018 Heated Area: 1976 HX Base Yr 2018



86434 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		151,154
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		231,154
SOH/AGL Deduction		102,622
ASSESSED VALUE		128,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,532
TOTAL JUST VALUE		231,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004518	SOLAR PANELS	25,000	07/11/2020
MH165728	CO ISSUED	0	05/17/2016
MH165728	MH MOVE-ON	0	04/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1892/0874	11/26/2013	SW	U	I	12	18,000
GRANTOR: CITIMORTGAGE INC						
GRANTEE: PHIPPS STEVE L & CH						
1884/1525	10/14/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIMORTGAGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W52 UOP=[YR=2022] N12 W18 S12 E18$ W24 S26 E76 N26$.

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

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	100	0006	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