LOT 42
R816013 & R816014
YULEE HILLS PB 4/31

BAKER JENNIFER & MICHAEL B
940041 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2024

51-3N-27-4881-0042-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

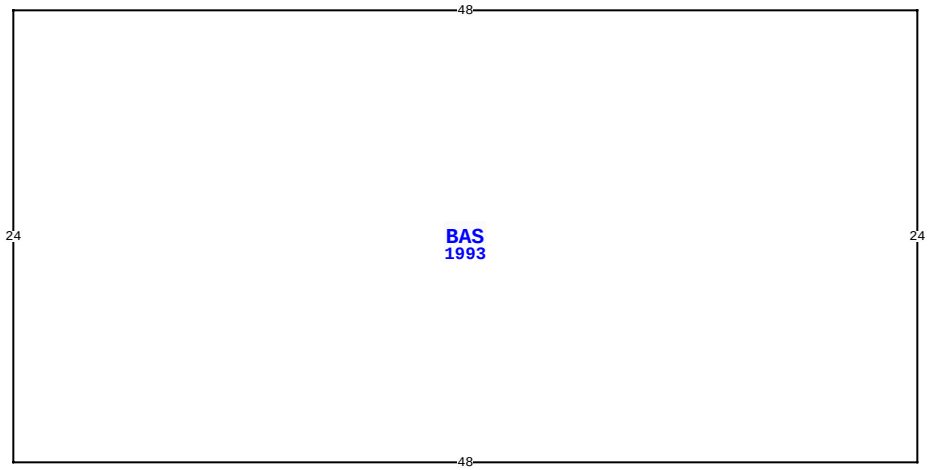
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	25,402
TOTALS	1,152		1,152	25,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	105.0000	73.50	84,672	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1152 HX Base Yr



86503 YULEE HILLS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,402
TOTAL MARKET OB/XF VALUE	11,734
TOTAL LAND VALUE - MARKET	117,600
TOTAL MARKET VALUE	154,736
SOH/AGL Deduction	0
ASSESSED VALUE	154,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,736
TOTAL JUST VALUE	154,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023954	MH MOVE-ON	0	10/01/2002
E996462	CHNGE SRVC	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1422	2/21/2022	QC	U	I	11	28,000
GRANTOR: POPE WESLEY G & JUSTI						
GRANTEE: BAKER JENNIFER & MI						
2210/0239	4/03/2018	FJ	U	I	11	0
GRANTOR: SILVA SHARON LUCETTE						
GRANTEE: POPE WESLEY G & JUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

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	1242	WD DECK A	0	0	0	0	712.00	SF	10.00	10.00	100	1984	1984	3	20	1,424	
2	0810	CONCRETE A	0	0	0	0	638.00	SF	6.50	6.50	100	1998	1998	3	75	3,110	
3	1242	WD DECK A	0	0	0	0	312.00	SF	10.00	10.00	100	1999	1999	3	20	624	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
5	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2002	2002	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 11,734

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	226.00	276.00	1.47	AC		1.00	1.00	1.00	80,000.00	80,000.00	117,600							

REVIEW DATE 08/23/2022 BY NWA Total Acres: 1.47 Total Land Value: 117,600 Market: 0 Agricultural: 0 Common: 117,600 PRINTED 08/06/2024 BY SYS