TRACT 46
IN OR 1213/824
R107340 & R107341

LHOTKA DENNIS J
86472 YULEE HILLS ROAD
YULEE, FL 32097

2024

51-3N-27-4881-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

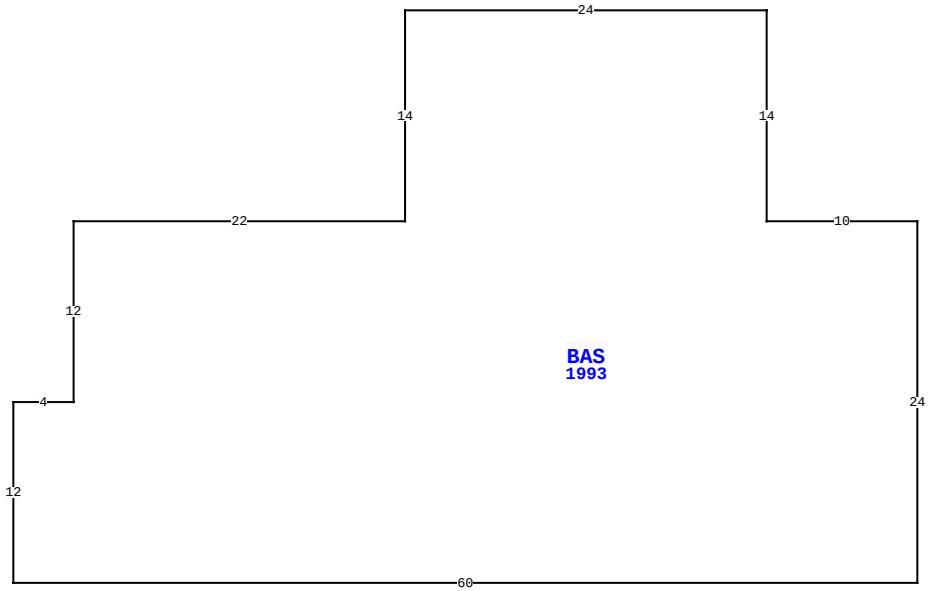
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	23,369
TOTALS	1,728		1,728	23,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	64.4000	45.08	77,898	1970	1970	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1728 HX Base Yr 2002



86472 YULEE HILLS RD, 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		23,369
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		103,497
SOH/AGL Deduction		62,787
ASSESSED VALUE		40,710
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,710
TOTAL JUST VALUE		103,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007146	CHNGE SRVC	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/0824	3/08/2004	QC	U	I	06	100
GRANTOR: MOBLEY GLADYS & DENNI						
GRANTEE: LHOTKA DENNIS J						
0934/0772	5/31/2000	WD	U	I	07	100
GRANTOR: HUGHES MABEL E						
GRANTEE: MOBLEY GLADYS & DEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N14 W24 S14 W22 S12 W4 S12 E60 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	100	8	8	64.00	SF	10.00	10.00	100	1999	1999	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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		RM	150.00	291.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/26/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS