

TRACT 78
2007 FLEE DW/MH
YULEE HILLS PB 4/31

BATTS KARL
86382 JEAN RD
YULEE, FL 32097

2024

51-3N-27-4881-0078-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
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		
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	2,052	100	2,052	132,724
UOP	240	25	60	3,881

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,112	123.2000	92.40	195,149	2007	2012	0	0	0	30.00	70.00

1 M/H 94+ - 100% - 2016

Heated Area: 2052

HX Base Yr 2016

20

12

UOP
2015

20

55

21

BAS
2007

27

76

BLD DATE

LGJ DATE

NASSAU COUNTY PROPERTY							4
PAGE 1 of 2							
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				161,944			
TOTAL MARKET OB/XF VALUE				12,740			
TOTAL LAND VALUE - MARKET				80,000			
TOTAL MARKET VALUE				254,684			
SOH/AGL Deduction				125,096			
ASSESSED VALUE				129,588			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				79,588			
TOTAL JUST VALUE				254,684			
NCON VALUE				25,340			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				227,665			

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