TRACT 135
IN OR 1191/1242
YULEE HILLS PB 4/31

COOMBS CAROLYN
86099 PAMELA ROAD
YULEE, FL 32097

2024

51-3N-27-4881-0135-0000

BUILDING CHARACTERISTICS

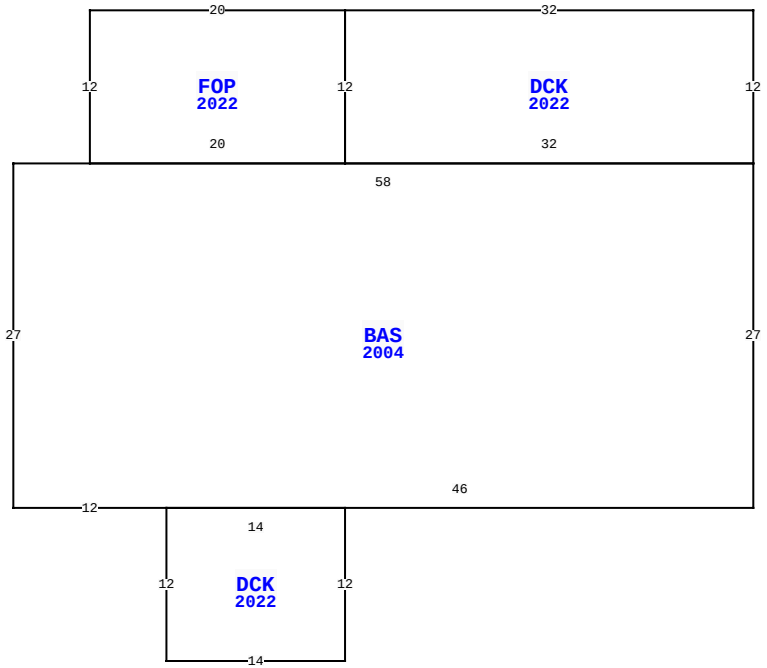
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,566	100	1,566	78,137
DCK	168	15	25	1,247
DCK	384	15	58	2,894
FOP	240	30	72	3,593
TOTALS	2,358		1,721	85,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,721	123.2000	92.40	159,020	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2005 Heated Area: 1566 HX Base Yr 2005



86099 PAMELA 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		85,871
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		165,871
SOH/AGL Deduction		80,297
ASSESSED VALUE		85,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,574
TOTAL JUST VALUE		165,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034287	MH MOVE-ON	0	05/01/2004
8094	MH MOVE-ON	32,000	03/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/1242	12/01/2003	WD	U	I	11	25,000
GRANTOR: MOBLEY ALDINE						
GRANTEE: COOMBS CAROLYN						
0489/0575	5/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W58 S27 E12 DCK=[YR=2022] S12 E14 N12 W14$ E46 N27$ DCK=[YR=2022] N12 W32 FOP=[YR=2022] W20 S12 E20 N12$ S12 E32$.

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		RM	153.00	285.00	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