TRACT 140
1997 FLEE SW/MH
IN OR 1295/1544

HONTZ CARL O JR
86182 YULEE HILLS RD
YULEE, FL 32097

2024

51-3N-27-4881-0140-0000

BUILDING CHARACTERISTICS

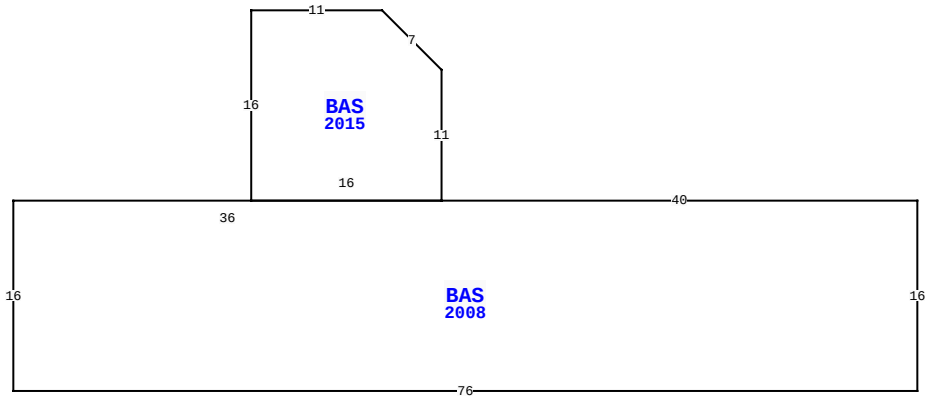
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,216	100	1,216	41,587
BAS	244	100	244	8,345
TOTALS	1,460		1,460	49,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,460	114.0000	85.50	124,830	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2007 Heated Area: 1460 HX Base Yr 2007



86182 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	49,932
TOTAL MARKET OB/XF VALUE	11,718
TOTAL LAND VALUE - MARKET	78,400
TOTAL MARKET VALUE	140,050
SOH/AGL Deduction	68,682
ASSESSED VALUE	71,368
TOTAL EXEMPTION VALUE	HX HB SX 71,368
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	140,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24059	ADDITION	3,093	10/01/2010
C5055	CO ISSUED	0	04/01/2008
MH5055	MH MOVE-ON	0	04/01/2008
P13134	OTHER	0	04/01/2008
B14704	NEW CONSTR	11,520	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/1544	2/16/2005	WD	Q	I		58,900
GRANTOR: WANS GERALD R & JUDY						
GRANTEE: HONTZ CARL O JR						
1295/1543	2/16/2005	QC	U	I	07	100
GRANTOR: DAVIS IRIS MALONE						
GRANTEE: MALONG ROBIN H & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 BAS=[YR=2015] N11 U5 L5 W11 S16 E16$ W36 S16 E76 N16$.

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	11	8	88.00	SF	10.00	10.00	100	1990	1990	3	20	176	
2	0510	GARAGE WD-	0	100	32	24	768.00	SF	29.75	29.75	100	2005	2005	3	40	9,139	
3	0810	CONCRETE A	0	100	5	22	110.00	SF	5.53	5.53	100	2005	2005	3	86	523	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 11,718

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	183.00	241.00	0.98	AC		1.00	1.00	1.00	80,000.00	80,000.00	78,400							

REVIEW DATE 08/29/2022 BY NWA Total Acres: 0.98 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 08/06/2024 BY SYS