

TRACT 14 2004 MERT DW/MH  
 IN OR 1245/116  
 YULEE HILLS PB 4/31

PYE STEVE L  
 86323 HILL VALLEY AV  
 YULEE, FL 32097

2025

51-3N-27-4881-0014-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 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	YEAR
BAS	1,962	100	2004
TOTALS	1,962		1,962
			101,636

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,962	117.2000	99.62	195,454	2004	2004	0	0	48.00	52.00
1 M/H 94+ - 0% - 0 Heated Area: 1962 HX Base Yr											
BLD DATE		LGL DATE								05/05/2025	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			101,636
TOTAL MARKET OB/XF VALUE			7,365
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			194,001
SOH/AGL Deduction			31,036
ASSESSED VALUE			162,965
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,965
TOTAL JUST VALUE			194,001
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B044437	MH MOVE-ON	0	08/01/2004
B0311678	XFOB	3,840	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1245/0116	7/13/2004	WD Q	I	06	100	
GRANTOR: HARPER CURTIS & BARBA						
GRANTEE: PYE STEVE L						
0653/0902	4/01/1992	QC U	I	10	100	
GRANTOR: PYE GEORGE A						
GRANTEE: PYE STEVE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0200	BARN WD 0-	0	0	32	30	SF	15.00	15.00	100	2003
2	0500	FP-PRE FAB	0	0	0	0	UT	3,500.00	3,500.00	100	2004

TOTAL OB/XF												7,365
86323 HILL VALLEY AVE, YULEE												

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W64 S31 E27 N1 E22 S1 E15 N31\$ .											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							