



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
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	YEAR
BAS	792	100	1999
TOTALS	792		18,172

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	792	95.6000	76.48	60,572	1978	1978	0	0	70.00	30.00
1 M/H 93- - 100% - 2012 Heated Area: 792 HX Base Yr 2012											
86293 HILL VALLEY AVE, YULEE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			18,172
TOTAL MARKET OB/XF VALUE			751
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			103,923
SOH/AGL Deduction			65,304
ASSESSED VALUE			38,619
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			13,619
TOTAL JUST VALUE			103,923
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-1083	TEMP POLE	1,200	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1761/1196	10/11/2011	WD	Q	I	02	45,000
GRANTOR: MCDONOUGH JOHN & MART						
GRANTEE: STANDRIDGE MILDRED						
1392/1407	3/01/2006	WD	U	I	07	100
GRANTOR: WANS GERALD R & JUDY C						
GRANTEE: MCDONOUGH JOHN P SR						

EXTRA FEATURES																
L N	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	0810	CONCRETE A	0	100	23	10			6.50	100	1986	1986	3	47	703	
2	1242	WD DECK A	0	100	8	6			10.00	100	1994	1994	3	20	48	

BLD DATE			LGL DATE			
XF DATE			LAND DATE			
INC DATE			AG DATE			
					05/05/2025	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1999] W66 S12 E66 N12\$.											

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	100		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							