

TRACT 18  
R433994 & R433995  
YULEE HILLS PB 4/31

DOTSON LAURA ELLEN  
5005 KAREN ST  
FERNANDINA BEACH, FL 32034

**2025**

51-3N-27-4881-0018-0000  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD4 Adjustme	02	. 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	1,104	100	1993
TOTALS	1,104		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,104	66.6000	53.28	58,821	1982	1982	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 1104												
HX Base Yr												
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS 1993</p> </div>												
86209 HILL VALLEY AVE, YULEE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/05/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			17,646
TOTAL MARKET OB/XF VALUE			128
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			102,774
SOH/AGL Deduction			21,681
ASSESSED VALUE			81,093
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,093
TOTAL JUST VALUE			102,774
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/0906	7/18/2022	FJ U	I	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DOTSON LAURA ELLEN						
2382/1485	8/07/2020	QC U	I	I	11	100
GRANTOR: ROYAL DAVID R						
GRANTEE: MCMULLAN LAURA D						

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
1	1242	WD DECK A	0	0	4	8		SF	10.00	100	1990	1990
2	1242	WD DECK A	0	0	4	8		SF	10.00	100	1990	1990
TOTAL OB/XF 128												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W48 S23 E48 N23 \$ .												

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								