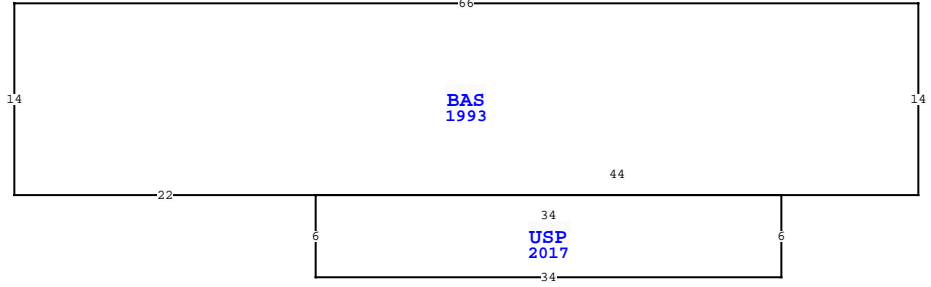




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	80
Interior Floor	14	CARPET	20
Air Condition	01	NONE	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0820	02	1,026	111.8000	89.44	91,765	1987	1987	0	0	20	70.00	20.00	
1 M/H 93- - 100% - 2021 Heated Area: 924 HX Base Yr 2021													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	16,529
USP	204	50	2017	102	1,825
TOTALS	1,128			1,026	18,353

86177 HILL VALLEY AVE, YULEE

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

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	1242	WD DECK A	0	100	8	8			64.00	SF	10.00				128	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			18,353
TOTAL MARKET OB/XF VALUE			128
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			103,481
SOH/AGL Deduction			60,754
ASSESSED VALUE			42,727
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			17,727
TOTAL JUST VALUE			103,481
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1982	1/17/2020	WD	Q	I	01	72,000
GRANTOR: JAX LEO COMPANY INC						
GRANTEE: WILLIAMS DEBRA J						
2304/0791	9/06/2019	WD	Q	I	01	58,000
GRANTOR: MEECH KARA J						
GRANTEE: JAX LEO COMPANY INC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W66 S14 E22 USP=[YR=2017] S6 E34 N6 W34\$ E44 N14 \$.

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							