

TRACT 20
IN OR 869/592
R498003 & R498004

FREEMAN KEITH ASHLEY &/SAPP CARLA KAY
86149 HILL VALLELY AVE
YULEE, FL 32097

2025

51-3N-27-4881-0020-0000

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	14	CARPET 90	
Interior Floor	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	
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	1,056	100	1993
UOP	200	25	2026
TOTALS	1,256		
TOTALS		1,106	32,808

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 M/H 93-		- 100%	- 1999								
Heated Area: 1056						HX Base Yr 1999					
86149 HILL VALLEY AVE, YULEE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/05/2025		MLU			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			32,808
TOTAL MARKET OB/XF VALUE			72
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			117,880
SOH/AGL Deduction			77,729
ASSESSED VALUE			40,151
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			15,151
TOTAL JUST VALUE			117,880
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7793	MH MOVE-ON	22,000	04/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0869/0592	2/24/1999	WD	U	I	07	100
GRANTOR: COONER PHILLIP & LATA						
GRANTEE: FREEMAN KEITH ASHLE						
0819/1736	1/16/1998	WD	Q	I		46,600
GRANTOR: COONER LATASHIA L & P						
GRANTEE: FREEMAN KEITH & CAR						

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
2	1242	WD DECK A	0	100	6	6			36.00	SF	10.00				72	

BUILDING NOTES											
BAS=[YR=1993;ORIG=0,0] W44 S24 E10 E20 E14 N24 \$ UOP=[YR=2026;ORIG=-34,24] E20 S10 W20 N10 \$											

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							