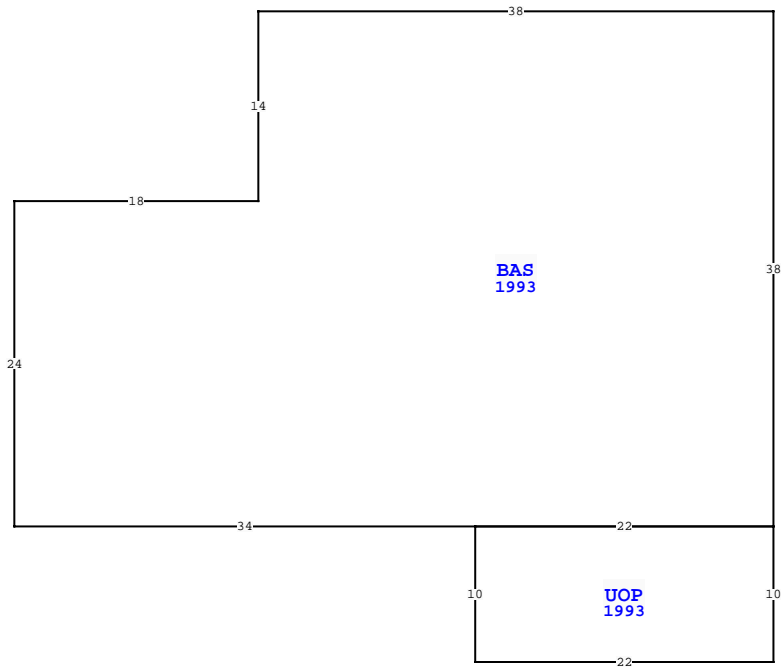




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 90	
Interior Floor	14	CARPET 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	1,876	100	1993
UOP	220	25	1993
TOTALS	2,096		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,931	120.4000	96.32	185,994	1975	1975	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1876													
HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			55,798
TOTAL MARKET OB/XF VALUE			15,914
TOTAL LAND VALUE - MARKET			97,750
TOTAL MARKET VALUE			169,462
SOH/AGL Deduction			62,305
ASSESSED VALUE			107,157
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			107,157
TOTAL JUST VALUE			169,462
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26217	STORAGE BUILDING	15,037	08/02/2012
5605	ADDITION	17,630	03/31/1989
5665	REMODEL	250	01/24/1989
2536	H/AC	3,175	05/03/1988
4471	REPAIR/RRF	1,500	10/30/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1187/1423	11/10/2003	WD	Q	I	05	30,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: ROYAL CHERI						
1182/0885	10/22/2003	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

EXTRA FEATURES		86023 HILL VALLEY AVE, YULEE															
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	0510	GARAGE WD-	0	0	33	12	396.00	SF	23.45	23.45	100	2012	2012	3	64	5,943	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2006	2006	3	24	864	
3	0681	POLE SHED	0	0	28	18	504.00	SF	15.00	15.00	100	2008	2008	3	48	3,629	
4	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	2006	2006	3	24	403	
5	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2006	2006	3	24	1,382	
6	0681	POLE SHED	0	0	16	11	176.00	SF	15.00	15.00	100	2012	2012	3	64	1,690	
7	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2012	2012	3	64	1,843	
8	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	2012	2012	3	50	160	

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

BUILDING NOTES			

BUILDING DIMENSIONS	
BAS=[YR=1993] W38 S14 W18 S24 E34 UOP=[YR=1993] S10 E22 N10 W22 \$ E22 N38 \$.	

LAND DESCRIPTION										TOTAL OB/XF										15,914					
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	0.00	0.00	1.15	AC		1.00	1.00	1.00	85,000.00	85,000.00	97,750								