

TRACT 27 R567615 & R567616  
 IN OR 511 PG 1290  
 YULEE HILLS PB 4/31

GROOVER LINDA S EST  
 C/O LARRY GROOVER, 86088 HILL VALLEY AVENUE  
 YULEE, FL 32097

2025

51-3N-27-4881-0027-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
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	
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	2,032	100	1993
USP	160	50	1993
UST	144	55	1993
TOTALS	2,336		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,191	123.2000	98.56	215,945	1987	1987	0	0	70.00	30.00

1 M/H 93- - 0% - 0 Heated Area: 2032 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		64,784	
TOTAL MARKET OB/XF VALUE		2,516	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		152,300	
SOH/AGL Deduction		54,101	
ASSESSED VALUE		98,199	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		98,199	
TOTAL JUST VALUE		152,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0511/1290	3/04/1987	WD	Q	V		12,500
GRANTOR: PENDER JERRY F						
GRANTEE: GROOVER CHARLES & L						
0439/0403	11/01/1984	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
L	OB/XF CODE						
1	0500	FP-PRE FAB	0	0	0		
2	0751	UOP	0	0	8	20	

L	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0751	UOP	0	0	8	20	160.00	SF	10.00	10.00	100	1999	1999	3	26	416	

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=1993] W18 S8 BAS=[YR=1993] W23 USP=[YR=1993] N8 W20 S8 E20\$ W36 S27 E16 N1 E20 S1 E40 N27 W17\$ E18 N8\$.	

LAND DESCRIPTION		TOTAL OB/XF														2,516									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							