

TRACT 32
YULEE HILLS PB 4/31
2002 DW/MH SKYL

GROOVER RACHEL/
86242 HILL VALLEY AVENUE
YULEE, FL 32097

2025

51-3N-27-4881-0032-0000

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	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	1,596	100	2002
UOP	240	25	2023
TOTALS	1,836		
		1,656	82,429

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,656	122.0000	103.70	171,727	2002	2002	0	0	52.00	48.00														
3 M/H 94+ - 100% - 0 Heated Area: 1596 HX Base Yr 2000																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/05/2025</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/05/2025		
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			05/05/2025																						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			82,429
TOTAL MARKET OB/XF VALUE			5,491
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			172,920
SOH/AGL Deduction			92,384
ASSESSED VALUE			80,536
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			29,814
TOTAL JUST VALUE			172,920
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023769	MH MOVE-ON	0	08/01/2002
P025428	NEW CONSTR	0	01/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/18/1998	CN	Q	V		13,500
GRANTOR: GROOVER RICHARD D SR						
GRANTEE: GROOVER RACHEL						
0507/1123	1/09/1987	WD	Q	I		22,700
GRANTOR: EDGE WALTER & BRENDA						
GRANTEE: GROOVER RICHARD SR						

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	0511	GARAGE CB-	0	100	24	22		528.00	SF	40.00				40.00	5,491	

BUILDING NOTES													
86242 HILL VALLEY AVE, YULEE													

BUILDING DIMENSIONS													
BAS=[YR=2002] W57 S28 E57 N8 UOP=[YR=2023] E12 N20 W12 S20\$ N20 \$.													

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			RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							