

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		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2008	2,356	172,704
DCK	244	15	2020	37	2,713
UOP	64	25	2021	16	1,173
USP	348	50	2020	174	12,755
TOTALS	3,012			2,583	189,344

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,583	123.2000	104.72	270,492	2008	2013	0	0	30.00	70.00

1 M/H 94+ - 100% - 2022 Heated Area: 2356 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			217,936
TOTAL MARKET OB/XF VALUE			3,780
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			306,716
SOH/AGL Deduction			14,173
ASSESSED VALUE			292,543
TOTAL EXEMPTION VALUE	13		278,932
BASE TAXABLE VALUE			13,611
TOTAL JUST VALUE			306,716
NCON VALUE			29,078
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010545	ADDITION	31,878	10/30/2020
C5147	CO ISSUED	0	01/12/2009
E21459	ELEC OTHER	0	12/01/2008
M14273	MECH OTHER	0	12/01/2008
P13584	OTHER	0	12/01/2008
MH5147	MH MOVE-ON	0	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/1410	5/24/2021	WD	U	I	11	100
GRANTOR: JUST WAYNE						
GRANTEE: JUST WAYNE						
2328/1268	11/26/2019	SW	U	I	12	115,000
GRANTOR: SELENE FINANCE LP						
GRANTEE: JUST WAYNE						

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	0200	BARN WD 0-	0	100	30	30		900.00	SF	15.00				3,780	

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

BUILDING NOTES	
86286 HILL VALLEY AVE, YULEE	

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

BUILDING DIMENSIONS	
BAS=[YR=2008;ORIG=0,0] W24 W52 S31 E15 E61 N31 \$	
UOP=[YR=2021;ORIG=-61,31] S8 E8 N8 W8 \$	
USP=[YR=2020;ORIG=0,0] W29 N12 E5 E24 S12 \$	
DCK=[YR=2020;ORIG=-24,-12] W5 S12 W14 N14 E8 U6R6F90 E5 S8 \$	



