

TRACT 39
IN OR 1892/874
R235750 & R235751

PHIPPS STEVE L & CHARLENE
86434 HILL VALLEY AV
YULEE, FL 32097

2025

51-3N-27-4881-0039-0000
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
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	1,976	100	2016
UOP	216	25	2022
TOTALS	2,192		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	M/H	94+	- 100%	- 2018								Heated Area: 1976	HX Base Yr 2018
TOTALS												2,030	161,230

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			161,230
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			246,230
SOH/AGL Deduction			113,971
ASSESSED VALUE			132,259
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			81,537
TOTAL JUST VALUE			246,230
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004518	SOLAR PANELS	25,000	07/11/2020
MH165728	CO ISSUED	0	05/17/2016
MH165728	MH MOVE-ON	0	04/29/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/0874	11/26/2013	SW	U	I	12	18,000
GRANTOR: CITIMORTGAGE INC						
GRANTEE: PHIPPS STEVE L & CH						
1884/1525	10/14/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIMORTGAGE INC						

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
86434 HILL VALLEY AVE, YULEE																
BLD DATE: [] LGL DATE: 05/05/2025 MLU																
XF DATE: [] LAND DATE: []																
INC DATE: [] AG DATE: []																
TOTAL OB/XF 0																

BUILDING NOTES													
[]													

BUILDING DIMENSIONS													
BAS=[YR=2016] W52 UOP=[YR=2022] N12 W18 S12 E18\$ W24 S26 E76 N26\$.													

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	0006	RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							