

TRACT 45  
IN OR 1259/1612  
1989 HYAT DW/MH

STEFANKO SARA L  
86482 YULEE HILLS ROAD  
YULEE, FL 32097

2025

51-3N-27-4881-0045-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 80
Roof Cover	12 MODULAR MT 20
Interior Wall	05 DRYWALL 60
Interior Wall	04 PLYWOOD 40
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,674	118.0000	94.40	158,026	1989	1994	0	0	70.00	30.00

1 M/H 93- - 0% - 2024 Heated Area: 1606 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			47,408
TOTAL MARKET OB/XF VALUE			5,991
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			138,399
SOH/AGL Deduction			0
ASSESSED VALUE			138,399
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			138,399
TOTAL JUST VALUE			138,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,831
RP: 12341655 & 12341657			

Quality					
DOR CODE	MOBILE HOME				
03	Quality Level 03				
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	1,606	100	2006	1,606	45,482
UOP	270	25	2022	68	1,926
TOTALS	1,876			1,674	47,408

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0408635	NEW CONSTR	0	10/01/2004
8581	MH MOVE-ON	2,000	06/17/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/1612	9/17/2004	WD	U	I	11	37,500
GRANTOR: GROOVER MELISSA IDA M						
GRANTEE: STEFANKO SARA L						
0876/1124	3/30/1999	WD	U	I	13	32,000
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: GROOVER MELISSA IDA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
2	0680	POLE SHED	0	0	46	28	1,288.00	SF	5.60	5.60	100

TOTAL OB/XF											
5,991											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W60 S27 E26 N1 E14 S1 E20 UOP=[YR=2022] E10 N27 W10 S27\$ N27 \$ .											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150.00	291.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							