

TRACT 46
IN OR 1213/824
R107340 & R107341

LHOTKA DENNIS J
86472 YULEE HILLS ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0046-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 100	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	02	Quality Level 02	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4040.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	1993
TOTALS	1,728		1,728
			26,708

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,728	64.4000	51.52	89,027	1970	1970	0	0	70.00	30.00

1 M/H 93- - 100% - 2002 Heated Area: 1728 HX Base Yr 2002

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			26,708
TOTAL MARKET OB/XF VALUE			128
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			111,836
SOH/AGL Deduction			69,945
ASSESSED VALUE			41,891
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			16,891
TOTAL JUST VALUE			111,836
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007146	CHNGE SRVC	0	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/0824	3/08/2004	QC	Q	I	06	100

GRANTOR: MOBLEY GLADYS & DENNI
GRANTEE: LHOTKA DENNIS J
0934/0772 5/31/2000 WD U I 07 100
GRANTOR: HUGHES MABEL E
GRANTEE: MOBLEY GLADYS & DEN

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W10 N14 W24 S14 W22 S12 W4 S12 E60 N24\$.	

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	1242	WD DECK A	0	100	8	8			10.00	100	1999	1999	3	20	128	

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	150.00	291.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							