

TRACT 140
1997 FLEE SW/MH
IN OR 1295/1544

HONTZ CARL O JR
86182 YULEE HILLS RD
YULEE, FL 32097

2026

51-3N-27-4881-0140-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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
BAS	1,216	100
BAS	244	100
TOTALS	1,460	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,460	114.0000	102.60	149,796	1997	1997	0	0	70.00	30.00
1 M/H 94+ 100% - 2007 Heated Area: 1460 HX Base Yr 2007											
86182 YULEE HILLS RD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
04/27/2026 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	11	8	88.00	SF	10.00	10.00	100	1990
2	0510	GARAGE WD-	0 100	32	24	768.00	SF	35.00	35.00	100	2005
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	RM	183.00	241.00	0.98	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 44,939											
TOTAL MARKET OB/XF VALUE 10,638											
TOTAL LAND VALUE - MARKET 83,300											
TOTAL MARKET VALUE 138,877											
SOH/AGL Deduction 63,456											
ASSESSED VALUE 75,421											
TOTAL EXEMPTION VALUE HX HB SX 75,421											
BASE TAXABLE VALUE 0											
TOTAL JUST VALUE 138,877											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 143,608											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24059	ADDITION	3,093	10/01/2010
C5055	CO ISSUED	0	04/01/2008
MH5055	MH MOVE-ON	0	04/01/2008
P13134	OTHER	0	04/01/2008
B14704	NEW CONSTR	11,520	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1295/1544	2/16/2005	WD	Q	I		58,900	
GRANTOR: WANS GERALD R & JUDY							
GRANTEE: HONTZ CARL O JR							
1295/1543	2/16/2005	QC	U	I	07	100	
GRANTOR: DAVIS IRIS MALONE							
GRANTEE: MALONG ROBIN H & DE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W40 BAS=[YR=2015] N11 U5 L5 W11 S16 E16\$ W36 S16 E76 N16\$.											