BLOCK 4 LOT N 60 FT OF 17
(EX E 8 FT OF N 33FT OF
LOT 17)S 671/2 FT OF LOT 18

HINSON ROBERT W & DARLENE J L/E/
86676 HESTER DRIVE
YULEE, FL 32097

2023

42-2N-27-4400-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

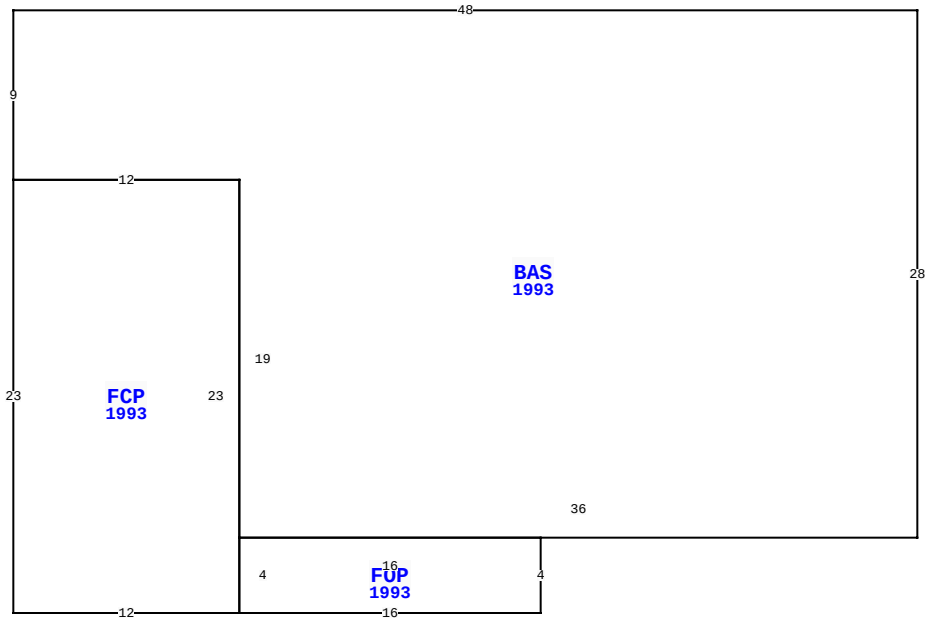
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1,116	77,446
FCP	276	25	69	4,789
FOP	64	30	19	1,318
TOTALS	1,456		1,204	83,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,204	113.5000	102.43	123,326	1975	1975	0	0	0	32.25	67.75

1 SINGLE FAM – 100% - 0 Heated Area: 1116 HX Base Yr



86676 HESTER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		83,553
TOTAL MARKET OB/XF VALUE		774
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		134,327
SOH/AGL Deduction		67,817
ASSESSED VALUE		66,510
TOTAL EXEMPTION VALUE	HX HB	41,510
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/663	7/17/2023	LE	U	I	11	100
GRANTOR: HINSON ROBERT W & DAR						
GRANTEE: PAISLEY JULIE D						
0195/0258	1/01/1975	WD	Q	I		21,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S9 FCP=[YR=1993] S23 E12 FOP=[YR=1993] E16 N4 W16S4$ N23W12$ E12 S19 E36 N28$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	1980	1980	3	35	774	

LAND DESCRIPTION

TOTAL OB/XF 774

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-2	127.00	110.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS