

TRACT 5
YULEE HILLS PB 4/31

KIRK DONALD & JUDITH REVOCABLE TRUST/KIRK DONALD R
86569 HILL VALLEY AVE
YULEE, FL 32097

2023

51-3N-27-4881-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
PAGE 1 of 1										4																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 100	0100	01	2,237	106.8200	96.41	215,669	1990	1995	0	0	0	13.25	86.75	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1872													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	08	SHT VINYL 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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			4040.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,080	100	1,080	90,327																									
FGR	528	55	290	24,254																									
FOP	32	30	10	836																									
FOP	216	30	65	5,437																									
FUS	792	100	792	66,240																									
TOTALS			2,648	2,237	187,093																								
EXTRA FEATURES			86569 HILL VALLEY AVE, YULEE																										
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	0810	CONCRETE A	0	100	16	18		288.00	SF 6.50	6.50	100	1990	1990	3	62	1,161													
2	0940	SHEDS/PORT	0	100	16	10		160.00	SF 20.10	20.10	100	1984	1984	3	20	643													
3	0511	GARAGE CB-	0	100	26	24		624.00	SF 40.00	40.00	100	1990	1990	3	62	15,475													
4	0937	WELL	0	0	0	0		1.00	UT 6,000.00	6,000.00	100	1990	1990	3	100	6,000													
TOTAL OB/XF 23,279																													
LAND DESCRIPTION																													
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	SFR	100		RM	235.00	310.00	1.53	AC		1.00	1.00	1.00	80,000.00	80,000.00	122,400												
REVIEW DATE 11/22/2019 BY TWA Total Acres: 1.53 Total Land Value: 122,400 Market: 0 Agricultural: 0 Common: 122,400 PRINTED 08/02/2023 BY SYS																													

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE 187,093

TOTAL MARKET OB/XF VALUE 23,279

TOTAL LAND VALUE - MARKET 122,400

TOTAL MARKET VALUE 332,772

SOH/AGL Deduction 176,637

ASSESSED VALUE 156,135

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 106,135

TOTAL JUST VALUE 332,772

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 251,095

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1429043 ADDITION 9,940 07/01/2014

3278 H/AC 10,800 01/25/1990

6131 NEW CONSTR 78,584 11/21/1989

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2632/1119 4/13/2023 QC U I 11 100

GRANTOR: KIRK DONALD R & JUDIT

GRANTEE: KIRK DONALD & JUDIT

0312/0516 4/01/1980 WD U V 3,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 FOP=[YR=1993] W8 S4 BAS=[YR=1993] W28 S30

FOP=[YR=1993] S6 E36 N6 W36 \$ E36 N30 W8 \$ E8 N4 \$ S22 E24

N22 \$ PTR= E15 FUS=[YR=1993] E36 S22 W36 N22 \$ W15 \$.